TITLE365

Davidson County DEEDQC
Recvd: 10/16/15 08:33 4 pgs
Fees:22.00 Taxes:0.00
20151016-0105170

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title365-Knapper, 5000 Birch Street, Suite 150, Newport Beach, CA 92660

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Robert Lee Hines and Angela L. Hines	Robert Lee Hines and Angela L. Hines	07116039700
1351 Rosedale Court	1351 Rosedale Court	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ROBERT LEE HINES, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROBERT LEE HINES and ANGELA L. HINES, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 1351 Rosedale Court, Nashville, TN 37207, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 14 on the Plan of Joy Gardens, as of record in Book 3842, Page 68, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Rosedale Avenue at the common dividing line between Lots Nos. 14 and 15 on said Plan; thence westerly along said dividing line 84.80 feet to a point; thence southerly 98.27 feet to a point in the northerly margin of Rosedale Court; thence easterly along the northerly margin of said Rosedale Court, 93.50 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Rosedale Avenue; thence northerly along the westerly margin of said Rosedale Avenue 74.75 feet to the point of BEGINNING.

TAX ID NO.: 07116039700

And being the same property conveyed from Cynthia Y. Scruggs, the Grantor, to Robert Lee Hines, the Grantee by virtue of Deed dated May 17, 2006, and recorded June 22, 2006, as

Instrument Number 20060622-0074793 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1351 Rosedale Court, Nashville, TN 37207.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of SEP, 20 15.

Robt Lee Hines
ROBERT LEE HINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT LEE HINES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 22 day of September, 20 15.

Carol DiGiore
Notary Public
My Commission expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $\$ 10^{00}$.

Affiant

Subscribed and sworn before me, this 15 day of October, 2015.

Notary

VALERIE ORMAN
Commission # 2022750
Notary Public - California
Orange County
My Comm. Expires May 29, 2017

True Copy Certification

I, Grant Settlemire, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES