This Instrument Prepared By:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
Johnny F. Drake and Robyn N. Taylor-Drake
1026 15TH Avenue
Nashville, TN 37212
Reference Number: TN218496

Property Tax ID#: 10501061900

Davidson County DEEDQC
Recvd: 10/30/15 11:27 5 pgs
Fees:27.00 Taxes:0.00
20151030-0110585

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **JOHNNY F. DRAKE AND SPOUSE ROBIN N. TAYLOR NOW KNOWN AS ROBIN N. TAYLOR-DRAKE, HUSBAND AND WIFE**, whose post office address is 1026 15TH Avenue, Nashville, TN 37212, as Grantor(s), and **JOHNNY F. DRAKE AND SPOUSE ROBYN N. TAYLOR-DRAKE, HUSBAND AND WIFE** whose post office address is 1026 15TH Avenue, Nashville, TN 37212, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 1026 15TH Avenue, Nashville, TN 37212

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 10th day of July, 2015.

Johnny F. Drake

Robin N. Taylor now known as Robin N. Taylor-Drake

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of July, 2015, before me personally appeared Johnny F. Drake and Robin N. Taylor now known as Robin N. Taylor-Drake, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 10th day of July, 2015

Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that ~~to the best of affiant's knowledge, information, and belief~~, the actual consideration ~~for this transfer or value of the property transferred, whichever~~ is ~~greater is~~ $ ~~460,000.00~~ , ~~which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit~~.

Robyn Taylor Drake Johnny Drake
Affiant

Subscribed and sworn to before me this 10th day of July 2015 by Robin Taylor Drake and Johnny Drake.

Tuwana J. Bryant
Notary Public
Commission Expires 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Name and address for person(s) responsible for taxes:

Johnny F. Drake and Robyn N. Taylor-Drake
1026 15TH Avenue
Nashville, TN 37212

Name and address of property owner:

Johnny F. Drake and Robyn N. Taylor-Drake
1026 15TH Avenue
Nashville, TN 37212

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the resubdivision of Lots Nos. 71, 72, and 73 of the Boyd Ament Plan Re-Subdivision of record in Book 21, page 83, Register's Office for Davidson County, Tennessee and part of Lot No. 83 of the B. F. Shields Heirs Addition of record in Book 57, page 83, Register's Office for Davidson County, Tennessee, according to a survey by Charles Phillip Clinard dated December 30, 1985 the owner's certificate and Re-Subdivision Plan of record being recorded in Book 6250, page 864, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being that same property conveyed to Johnny F. Drake, and spouse Robin N. Taylor by Deed from Michael C. Hanna, unmarried dated January 28, 2000 and recorded January 31, 2000 in Instrument No. 200001310009766 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly known as: 1026 15TH Avenue, Nashville, TN 37212
Tax ID: 10501061900

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters