Davidson County	DEEDQC
Recvd: 02/01/16 12:33	4 pgs
Fees:22.00 Taxes:0.00	
20160201-0009511	

Commitment Number: 15NL60762
16WR02527

After Recording, Return To:
~~Nations Lending Services~~ WWR, Inc
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DANIEL BRYANT and **LASHAWNDA BRYANT, HUSBAND AND WIFE**, 3106 ESTHER AVENUE, NASHVILLE, TN 37218

EXEMPT: Quitclaim deed given for no monetary consideration Section 67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08101001300

QUITCLAIM DEED

DANIEL BRYANT, married to LASHAWNDA BRYANT, hereinafter grantor, whose tax-mailing address is **3106 ESTHER AVENUE, NASHVILLE, TN 37218**, for $0.00 and as a gift to spouse as consideration paid, grants and quitclaims to **DANIEL BRYANT** and **LASHAWNDA BRYANT, HUSBAND AND WIFE**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **3106 ESTHER AVENUE, NASHVILLE, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO-WIT: LAND IN DAVIDSON COUNTY, BEING THE NORTHWESTERLY 170 FEET OF LOT NO. 3, NEWTON CANNON'S SUBDIVISION OF BLOCK 4 IN THE C.T. SHEEGOS SUBDIVISION OF BORDEAUX, OF RECORD IN BOOK 547, PAGE 185, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

True Copy Certification

I, Sherry A. Simon, 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.

Sherry A. Simon
Signature

State of Kansas

County of Johnson

Personally appeared before me, John Kyle Ratliff, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 01/9/2017
Notary's Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 01/9/17

BEING THE SAME PROPERTY CONVEYED TO DANIEL BRYANT BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES, 2007-FF2 AS RECORDED 10/26/2015 AS DOCUMENT 20151026-0108697.
Commonly Known As: 3106 ESTHER AVENUE, NASHVILLE, TN 37218
TAX ID: 08101001300

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at DOCUMENT 20151026-0108697 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08101001300

Executed by the undersigned on January 26, 2016 ar

Daniel Bryant
DANIEL BRYANT

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 26, 2016 ar by **DANIEL BRYANT** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Comm 12/06/19
Ann Stathos Donnell

State of Tennessee Notary Public

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant Paul White

Subscribed and sworn to before me, this the 28 Day of January 2016.

Notary

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019