THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 02/04/16 15:30 4 pgs
Fees:22.00 Taxes:0.00
20160204-0011119

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Roger T. Sawyers, Jr. and Geraldine T. Sawyers
405 Freda Villa
Madison, TN 37115

Property Tax ID #: 051 11 0 054.00
Order #: 353320 PJI

RTSJR G.S

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ROGER T. SAWYERS, JR. a married man herein joined by his spouse GERALDINE T. SAWYERS, as Grantors, and ROGER T. SAWYERS, JR. and GERALDINE T. SAWYERS, husband and wife, as Grantees, hereby convey all rights, titles and interests that We may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 051 11 0 054.00

Commonly known as: 405 Freda Villa, Madison, TN 37115

Prior Deed recorded 11/04/2003, in Instrument: 20031104-0161831; Davidson County Court Clerk's Office.

Witness our hands this the 21st day of Oct, 2015.

Roger T Sawyers Jr.
ROGER T. SAWYERS, JR.

Geraldine T Sawyers
GERALDINE T. SAWYERS

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ROGER T. SAWYERS, JR. and GERALDINE T. SAWYERS, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of Oct., 2015.

James A. Farley
Notary Public
My Commission expires: 5-24-16



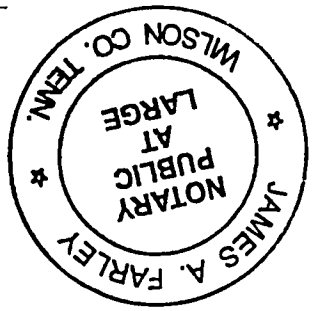
We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Roger T Sawyers Jr.
ROGER T. SAWYERS, JR.

Geraldine T Sawyers
GERALDINE T. SAWYERS

Subscribed and sworn to before me this the 21st day of Oct, 2015.

James A. Farley
Notary
My Commission expires: 5-24-16



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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF OAKLAND ACRES, SECTION 10, OF RECORD IN BOOK 2900, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF FREDA VILLA, THE COMMON CORNER OF LOTS 82 AND 83; THENCE SOUTHEASTERLY WITH THE LINE BETWEEN SAID TWO LOTS 455.4 FEET TO AN IRON PIN IN THE WESTERLY BOUNDARY OF THE L. & N. RAILROAD RIGHT OF WAY; THENCE WITH SAME, SOUTHERLY 108.1 FEET TO A CONCRETE MARKER; THENCE WESTERLY 164.2 FEET TO AN IRON PIN, THE COMMON CORNER OF LOTS 83 AND 84; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWESTERLY 399 FEET TO AN IRON PIN IN THE SOUTHEASTERLY MARGIN OF FREDA VILLA; THENCE WITH SAME, NORTHEASTERLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO **ROGER T. SAWYERS, JR.** BY DEED RECORDED ON **November 4, 2003** IN **Instrument #20031104-0161831**

Parcel ID: 051 11 0 054.00

Commonly known as 405 Freda Villa, Madison, TN 37115
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019