WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2016-03-484

INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDQC
Recvd: 05/26/16 10:20 3 pgs
Fees:17.00 Taxes:0.00
20160526-0053039

QUIT CLAIM DEED

For good consideration, I (We) **LAURISSA A. BOWERS, ALSO KNOWN AS LAURISSA BOWERS, UNMARRIED**, hereby bargain, deed and convey to **LAURISSA BOWERS, UNMARRIED**, the following described land in DAVIDSON County, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 9 FEET OF LOT NO. 29 AND THE SOUTHERLY 37 FEET OF LOT NO. 30 ON THE MAP OF SHARP AND HORN'S FIRST ADDITION, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Laurissa A. Bowers by a Deed dated 7-7-1995, and recorded on 7-17-1995, as Instrument No. 0079506, in Book 9732, at Page 186, among the real land records of Davidson County, Tennessee.

APN: 071 15 0 462.00

Property Address: 1206 LISCHEY AVENUE, NASHVILLE, TN 37207
Tax Payer's Address: 1206 Lischey Avenue, Nashville TN 37207
Grantor's Address: 1206 Lischey Avenue, Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 20 day of May, 2016

Laurissa A Bowers A/K/A Laurissa Bowers
LAURISSA A. BOWERS, A/K/A,
LAURISSA BOWERS,

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 20th day of May 2016, before me personally appeared **LAURISSA A. BOWERS, A/K/A LAURISSA BOWERS,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Laurissa Bowers
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn before me this 20th day of May, 2016.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17