RECORDING REQUESTED BY:
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
Bennie Reed and Jessica Reed
3213 Demetros Court
Nashville, TN 37217

Davidson County DEEDQC
Recvd: 07/14/16 10:33 6 pgs
Fees:32.00 Taxes:0.00
20160714-0072218

Escrow No. **1920-139561 (VG)**

CAPTION HEADING: **QuitClaim Deed**



First American Title

139561

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

Return to: First American-Scottsdale, 1665 West Alameda Drive, #145, Tempe, AZ 85282

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Bennie Reed and Jessica Reed	Bennie Reed and Jessica	136050A09800CO
3213 Demetros Court	3213 Demetros Court	
Nashville, TN 37217	Nashville, TN 37217	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BENNIE REED and JESSICA REED formerly known as JESSICA JACKSON, now husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BENNIE REED and JESSICA REED, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 3213 Demetros Court, Nashville, TN 37217, 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:

Being Lot 55, as shown on the Plan of Bayview Estates, Phase Six, a Planned Unit Development, of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

TAX ID NO.: 136050A09800CO

BEING the same property conveyed to LeShaunte O'Bard and husband, Seneca O'Bard, by Deed dated February 28, 2005 and recorded March 10, 2005, of record in Instrument No. 20050310-0026857, in the Office of the Register of Deeds of Davidson County, Tennessee.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 45285**

THEREAFTER, being the same property conveyed to Bennie Reed and Jessica Jackson, both unmarried, by Deed dated August 29, 2014 and recorded August 29, 2014, of record in Instrument No. 20140829-0079376, in the office aforesaid.

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 3213 Demetros Court, Nashville, TN 37217.

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 21 day of April, 2015.

BENNIE REED

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BENNIE REED, 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 21 day of April, 2015.

Notary Public
My Commission expires:
03-01-16

JANE DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 45285**

Jessica Reed formerly known as Jessica Jackson

JESSICA REED formerly known as
JESSICA JACKSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JESSICA REED formerly known as JESSICA JACKSON, 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 her name(s), on this 21 day of April 2015.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Notary Public
My Commission expires:
03-01-16

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 168353.00.

Jennie Reed
Affiant/Grantee

Jessica Reed
Affiant/Grantee

Subscribed and sworn to before me this 21 day of April, 2015.

Notary Public
My Commission expires:
03-01-16

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6956

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 45285**

Date: 04/17/2015

COURTESY RECORDING INSTRUCTIONS TO FIRST AMERICAN TITLE
(Escrow Involved)

First American Title is hereby handed the following document(s):

You are hereby authorized and instructed as a courtesy to deliver for recording to the Davidson County Recorder's Office said document(s), with these instructions to be attached to and recorded as part of the first mentioned document.

The undersigned understands and acknowledges that First American Title is acting in the capacity of Settlement Agent only and is not responsible for the correctness of the form or content of any of the document(s) and that First American Title is hereby released of any and all liability in connection with the same.

The undersigned states that First American Title, in this transaction, is acting as Settlement Agent only and that the real property affected by the document(s) is not involved in title insurance or any other transaction pending with any other office of First American Title .

The undersigned understands and acknowledges that at the time of recordation, the documents will NOT be insured by First American Title. First American Title is hereby instructed **NOT** to do any title search in conjunction with this courtesy recording.

"First American Title" shall include First American Title Insurance Company and any of its subsidiary companies.

Bennie Reed

Jessica Reed

BY:_____
Authorized Signor

First American Title Insurance Company Lenders Advantage

Valorie Good, Escrow Officer
vgood@firstam.com

True Copy Certification

I, Tina Marcomb, 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.

Signature

State of Arizona

County of Maricopa

Personally appeared before me, Valorie A Good a notary public for this county and state, Tina Morcomb 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: 1/19/19

Notary' Seal (if on paper)

VALORIE A GOOD
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
January 19, 2019