This instrument prepared by:
Bridgette Kelley
7831 Oakfield Grove
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 07/22/16 12:05 6 pgs
Fees:32.00 Taxes:0.00
20160722-0075697

Owner/Responsible Taxpayer
Robert Kelley and Bridgette Kelley
7831 Oakfield Grove
Brentwood, TN 37027

Tax Map Parcel No.: 181-10-0A-279.00

M.I.S. FILE NO
1488183

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 20th day of July, 2016, by and between Bridgette, Kelley, a married woman, who acquired title as Bridgette Pride, an unmarried woman, joned by her husband Robert Kelley, whose address is 7831 Oakfield Grove, Brentwood, TN 37027, ("Grantor"), and Robert Kelley and Bridgette Kelley, husband and wife, as tenants by the entirety, whose address is 7831 Oakfield Grove, Brentwood, TN 37027, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated January 21, 2013 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140122-0005787 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 7831 Oakfield Grove, Brentwood, TN 37027

WITNESS the hand and seal of the party of the first part the day and year first above written.

Bridgette Kelley

Robert Kelley

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, JAMES S LEVINS, a Notary Public in and for said County and State, Bridgette Kelley and Robert Kelley the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2016

NOTARY STAMP/SEAL

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

NOTARY PUBLIC

Notary Commission Expires: 7/24/17

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Bridgette Kelley

Robert Kelley

Witness my hand, at office, this 20 day of July, 2016

NOTARY STAMP/SEAL

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

NOTARY PUBLIC

Notary Commission Expires: 7/24/17

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001488183

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT 20140122-0005787 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1006 ON THE PLAN OF AUTUMN OAKS SUBDIVISION, PHASE 10A AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20130812-0084048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO:

PLAN OF RECORD FOR AUTUMN OAKS OF RECORD IN INSTRUMENT NO. 20130814-0084048 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20010912-0099443 AS AMENDED IN INSTRUMENT NO. 20030513-0064238, 20101206-0096935 AND 20100414-0028160 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 6968, PAGE 30, BOOK 6704, PAGE 397 AND BOOK 6704, PAGE 405 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20040128-0010895 AND 20050222-0018903 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT TO USE SPRING OF RECORD IN BOOK 475, PAGE 547 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WATER LINE EASEMENT OF RECORD IN BOOK 3376, PAGE 239 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT TO COLUMBIA GULF TRANSMISSION CO., OF RECORD IN BOOK 4240, PAGE 667 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INGRESS/EGRESS EASEMENT TO CEMETERY OF RECORD IN BOOK 261, PAGE 284 AND BOOK 6704, PAGE 397 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SANITARY SEWER EASEMENT OF RECORD IN RECORD BOOK 7515, PAGE 298, BOOK 9343, PAGE 196 AND BOOK 9343, PAGE 199 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PUD BOUNDARY IN PLAT BOOK 6900, PAGE 786 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20010912-0099442 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

ALL EXISTING AND RECORDED EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS, ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS OR RIGHT OF WAY FOR PUBLIC UTILITIES.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO BRIDGETTE PRIDE, UNMARRIED, FROM NVR, INC., RECORDED ON JANUARY 22, 2014 IN DOCUMENT 20140122-0005787, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 181-10-0A-279.00

COMMONLY KNOWN AS 7831 OAKFIELD GROVE, BRENTWOOD, TN 37027 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Debra Dunman, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/26/21
Notary Seal

