BILL GARRETT, Davidson County
Trans:T20160065657 DEEDQC
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Fees:22.00 Taxes:0.00
20160801-0078750

This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
Sean Thornton and Thalia Thornton
701 Hite Street
Nashville, TN 37209
Reference Number: 148733

Property Tax ID#: 091 10 0 067.00

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **SEAN THORNTON**, whose post office address is 701 Hite Street, Nashville, TN 37209, as Grantor(s), and **SEAN THORNTON AND THALIA THORNTON,** whose post office address is 701 Hite Street, Nashville, TN 37209, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 701 Hite Street, Nashville, TN 37209

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON THE FOLLOWING PAGE]

RECORD AND RETURN TO:
First Title & Escrow
7361 Calhoun Place, Suite 200
Rockville, MD 20855

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 25 day of JULY, 2016.

Sean Thornton

STATE OF Tennessee
COUNTY OF Davidson

On this 25 day of July, 2016, before me personally appeared Sean Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 25 day of July, 2016

Barbara Collins
Notary Public
My Commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sean M

Affiant

Subscribed and sworn to before me this 25 day of July, 2016 by Sean Thornton.

Barbara Collins

Notary Public

Commission Expires 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Name and address for person(s) responsible for taxes:

Sean Thornton and Thalia Thornton
701 Hite Street
Nashville, TN 37209

Name and address of property owner:

Sean Thornton and Thalia Thornton
701 Hite Street
Nashville, TN 37209

Exhibit "A"

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

BEING LOT NO. 88 ON THE PLAN OF URBANDALE, SECTION 1, AS OF RECORD IN BOOK 1835, PAGE 45, REGISTER'S OFFICE FOR SAID
COUNTY.

SAID LOT FRONTS 57 FEET ON THE WEST SIDE OF HITE STREET, AND RUNS BACK 127 FEET ON THE NORTH LINE AND 95 FEET ON
THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 64.9 FEET.

PARCEL ID: 091 10 0 067.00

Being the same property as transferred by Warranty Deed on 01/17/2002 and recorded 02/12/2002 from ASTER RUTIBABALIRA and HUSBAND,
TATIANA KAMPORORO to SEAN THORNTON, recorded in Document Number 20020212-0018733.