Davidson County DEEDQC
Recvd: 10/31/16 14:26 3 pgs
Fees:18.00 Taxes:111.00
20161031-0114960

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2016.

Notary Public

COMMISSION EXPIRES: 7-24-17

(AFFIX SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

160138

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 400, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Jeff Burke (Name)	**Same as Owner**	**0830300178.00**
120 Rosebank (Address)		
Nashville, Tennessee 37206		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Jeff Burke, a single man**, and **Vida Wakeman, a single woman**, hereinafter referred to as Grantors, hereby quitclaim **to Jeff Burke, a single man**, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING THE EASTERLY PART OF LOT NO. 6 AND THE WESTERLY PART OF LOT NO. 7 ON THE PLAN OF W.S. ASHWORTH'S RESUBDIVISION OF BROWNSVILLE, AS OF RECORD IN BOOK 161 PAGE 153, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY J. DOUGLAS ROACH, SURVEYOR, AS REVISED ON OCTOBER 29, 1946 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ROSEBANK AVENUE, 50 FEET EAST OF THE SOUTHWEST CORNER OF LOT NO. 6; THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF LOT NO. 6, 160 FEET TO SOUTH MARGIN OF AN ALLEY; THENCE EASTERLY ALONG THE SOUTH MARGIN OF SAID ALLEY, 46 FEET TO THE WESTERLY MARGIN OF SAID RIGHT OF WAY 25 FEET, MORE OR LESS TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF LOT NO. 6, 139.5 FEET TO THE NORTH MARGIN OF ROSEBANK AVENUE; THENCE WESTERLY ALONG THE NORTH MARGIN OF ROSEBANK AVENUE; THENCE WESTERLY ALONG THE NORTH MARGIN OF SAID AVENUE, 60 FEET TO THE BEGINNING.

Being the same property conveyed to JEFF BURKE, a single man, and VIDA WAKEMAN, a single woman, by Special Warranty Deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, of record pursuant to Recording Instrument No. 20080715-0072525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted.

Property Address: 120 Rosebank Avenue, Nashville, TN 37206

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 27 day of October, 2016.

Jeff Burke, by Hillary Monroe Smith attorney in fact

Vida Wakeman, by Hillary Monroe Smith attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Vida Wakeman, and who acknowledges that she executed the same as the free act and deed of the said Vida Wakeman by virtue of a Limited Durable Power of Attorney, duly executed..

WITNESS my hand and official seal of office, this 27th day of October, 2016.

NOTARY PUBLIC

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 7/24/17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeff Burke, and who acknowledges that she executed the same as the free act and deed of the said Jeff Burke by virtue of a Limited Durable Power of Attorney, duly executed.

WITNESS my hand and official seal of office, this the 27th day of October, 2016.

NOTARY PUBLIC

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 7/24/17

Powers of Attorney recorded contemporaneously herewith as Instrument Nos. 20161031-0114958 - _____ **and** 20161031-0114959 - _____, **in the Register's Office for Davidson County, Tennessee.**

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018