Davidson County DEEDQC
Recvd: 10/31/16 14:28 3 pgs
Fees:18.00 Taxes:38.76
20161031-0114961

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,477.00

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

167138

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:
Vida Wakeman (Name)	**Same as Owner**	**72-14-194.00**
1403 Douglas Avenue (Address)		
Nashville, Tennessee 37206		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Vida Wakeman, a single woman**, and **Jeff Burke, a single man**, hereinafter referred to as Grantors, hereby quitclaim **to Vida Wakeman, a single woman**, hereinafter referred to as Grantee, her 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:

Being Lot No. 7 on the map showing Looney's Subdivision of Lot 38 and West 50 ft of Lt 39 in H. M. Doak's Subdivision as of record in Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vida Wakeman and Jeff Burke by Warranty Deed from Jonathan G. Nedeau, unmarried, and Carl F. Nedeau, married, of record pursuant to Record Instrument No. 20060127-001510, 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: 1403 Douglas 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 as attorney in fact

Vida Wakeman, by Hillary Monroe Smith as 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 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