Davidson County DEEDQC
Recvd: 12/12/16 10:57 3 pgs
Fees:17.00 Taxes:0.00
20161212-0129836

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
256 Seaboard Lane, Suite D-101
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Dan Robert Roach 301 Leisure Court Antioch, TN 37013	SAME	162-16-0-B 006.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Dan Robert Roach,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Dan Robert Roach and Karen M. Piper, husband and wife,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, Page 267, amended in Book 6396, page 502, said Register's Office, together with the appurtenant interest in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association of record in Book 6146, page 241, as amended in Book 6150, page 585, Book 6259, page 862, Book 6396, page 504, and Book 7303, page 232, said Register's Office.

Being the same property conveyed Dan Robert Roach by Warranty Deed from R. Garry Chaffin, dated January 23, 1997 and recorded on January 25, 1997 in Book 10328, Page 52, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 301 Leisure Court, Antioch, TN 37013

Witness my hand this the 12th day of December, 2016.

Dan Robert Roach

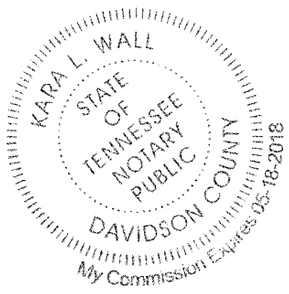
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Robert Roach, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of December, 2016.

Notary Public

My Commission Expires: _____



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).