This instrument prepared by:
GEORGE R. ARRANTS JR.
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

When Recorded Return to:
STEWART TITLE - ASSUMPTIONS
601 CANYON DR, STE 100
COPPELL, TX 75019

Davidson County DEEDQC
Recvd: 12/27/16 15:06 7 pgs
Fees:38.00 Taxes:432.95
20161227-0135873

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GABRIEL W. LARSON AND DEVON R. LARSON	**SAME**	**17301001200**
508 CEDARCREEK CIRCLE		
NASHVILLE, TN 37211		

State of Tennessee

County of Williamson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 117,013.62

Affiant

Subscribed and sworn before me this 28th day of November, 20 16.

(seal)

LEIGH S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7-27-20

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **LESTER GARY GOINS, MARRIED**, whose mailing address is **121 BARN RD., BUFFALO, WY 82834**, for consideration paid, quitclaims to Grantee(s), **GABRIEL W. LARSON AND DEVON R. LARSON, MARRIED, AS TENANTS BY THE ENTIRETY**, whose address is 508 CEDARCREEK CIRCLE, NASHVILLE, TN 37211.

WITNESSETH, That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee(s) his/her/their successors, heirs, and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of DAVIDSON, State of Tennessee, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN DAVIDSON COUNTY TENNESSEE TO WIT: BEING LOT 92 SECTION TWO CEDARWOOD ESTATES AS RECORDED IN PLAT BOOK 4860 PAGE 58.

Being the same property conveyed to LESTER GARY GOINS, married by a Deed dated 6/12/2014 and recorded 6/17/2014 as Instrument No. 20140617-0052721, among the real land records of Davidson County, Tennessee.

Commonly Known As: 508 CEDARCREEK CIRCLE, NASHVILLE, TN 37211

The Real Estate is conveyed subject to a deed of trust dated 6/12/2014, and recorded 6/17/2014, in the Register's Office of the County of DAVIDSON, Tennessee, as Document/Instrument No. 20140617-0052722, between the Grantor and Hugh M. _____, as Trustee, which secures the performance of the obligations set forth in the Deed of Trust and the payment of a deed of trust note dated 6/12/2014 (the Note) made by Lester Gary Goins the Grantor, payable to Mers, Inc., as nominee for State-Chartered Tennessee Bank in the original principal sum of $121,950.00, plus interest, and having an outstanding principal balance, as of the date hereof, of $ 117,013.62 . The Grantee(s), by their execution hereof, hereby (i) assume and agree to perform all of the obligations of Lester Gary Goins, the Grantor under the Note and Deed of Trust, and (ii) agree to indemnify and hold the Grantor harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by the Grantor as a result of a failure by the Grantee(s) to fulfill their obligations under the Note and Deed of Trust.

WITNESS the hands and seal of said Grantors this 26th day of NOVEMBER 2016 .

Lester Gary Goins
LESTER GARY GOINS

STATE OF WYOMING)
) SS.
COUNTY OF JOHNSON)

On this 26 day of November, 2016, before me personally appeared **LESTER GARY GOINS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

KAREN B. LOUGHAN NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES 3-29-17

Karen B Loughan
Notary Public
My Commission Expires: 3-29-17

WITNESS the hands and seal of said Grantees this **28th** day of **November** **2016**

GABRIEL W. LARSON

DEVON R. LARSON

STATE OF)
) SS.
COUNTY OF)

On this 28th day of November, 2016, before me personally appeared **GABRIEL W. LARSON AND DEVON R. LARSON** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public Leigh S. Smith
My Commission Expires: 7/27/20

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Lester Gary Johns
121 Barn Rd
Buffalo, WY 82834

3. (a) BUYER'S NAME AND ADDRESS:

Gabriel W. and Devon R. Larson
508 Cedarcreek Circle
Nashville, TN 37211

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

508 Cedarcreek Circle Nashville, TN 37211

5. MAIL TAX BILL TO:

508 Cedarcreek Circle
Nashville, TN 37211

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 1 00

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

See attached

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Lester Gary Johns
Signature of Seller/Agent

State of WYOMING, County of JOHNSON

Subscribed and sworn to before me on this 26 day of NOV 20 16

Notary Public Karen B Loughan

Notary Expiration Date 3-29-17

_____
Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

KAREN B. LOUGHAN NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES 3-29-17

AFFIDAVIT OF PROPERTY VALUE

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Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

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9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

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(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Lester Gary Goins
121 Baen Road, Buffalo, WY 82834

3. (a) BUYER'S NAME AND ADDRESS:

Gabriel W. Larson and Devon R. Larson
508 Cedarcreek Circle
Nashville, TN 37211

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

5. MAIL TAX BILL TO:

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check **one** of the following:

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☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: ☐

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ _____ **00**

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:

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(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property:

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

_____
Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

Devon R Larson
Signature of Buyer/Agent

State of Tennessee, County of Williamson

Subscribed and sworn to before me on this 28th day of November 2016

Notary Public: Leigh S. Smith

Notary Expiration Date 7/27/20

EXHIBIT A-LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Section Two, Cedarwood Estates, of record in Book 4860, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lester Gary Goins, married, herein by deed from Jennifer A. Radcliffe and husband, Michael S. Radcliffe, dated June 12, 2014, of record in Instrument No. 20140617-0052721, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

True Copy Certification

I, Lexa Martin, 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.

Signature

State of TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018