Davidson County DEEDQC
Recvd: 12/28/16 16:19 6 pgs
Fees:32.00 Taxes:0.00
20161228-0136597

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Record and Return to: American Home Title, 9101 Southern Pine Blvd #200, Charlotte, NC 28273

Order Number: 161127804TN-D1

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kellie Von Schipmann,** married to William J. Von Schipmann, III, for Ten Dollars ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kellie Von Schipmann, a married woman, and Matthew R. Woodside, an unmarried man,** joint tenants with rights of survivorship, whose address is 149 Spring Valley Road, Nashville, TN 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots Nos. 6 and 7 on the unrecorded map of the Resubdivision of Lots Nos. 71, 73, to 76 inclusive, and Lots Nos. 105 and 106, on the Plan of Bluefields, of record in Book 843, Page 34, Register's Office for said county, and described according to a survey made by Z.J. Wilkinson, Surveyor, May 24, 1952, as follows:

Beginning at a point in the North margin of Spring Valley Road at the corner of Lots Nos. 5 and 6, which is 18 feet East of the original corner of Lots Nos. 74 and 106 on said recorded plan; thence Northerly 322 feet to a point in the South line of Lot No. 68, which is 5 feet East of the original corner of Lots Nos. 74 and 106; thence with the South line of Lot No. 68, Westerly 120 feet to a point at the common corner of Lots Nos. 68 and 69; thence Southerly 359 feet to the North margin of Spring Valley Road at a point which is 20 feet West of the corner of the Lots Nos. 105 and 106; thence with the margin of Spring Valley Road Easterly 200 feet to the point of beginning.

Included in the above legal description but excluded as follows:

A tract or parcel of land lying in the First Civil District, Davidson County, Tennessee, said tract or parcel of land being part of Lot No. 6, on the unrecorded map of the Resubdivision of Lots Nos. 71, 73, to 76 inclusive and Lots 105 and 106, on the Plan of Bluefields, as of record in Plat Book 843, Page 34; Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the common rear corner of Lot No. 5 and Lot No. 6, on the aforesaid unrecorded map, said point being the Northeasterly corner of the property being described in Deed Book 4284, Page 310, and the Northwesterly corner of the property being

described in Deed Book 2394, Page 51, Register's Office for Davidson County, Tennessee; thence running with the common line of said Lots No. 5 and 6, Southerly 74 feet, more or less to a point in the common line of said tracts; thence leaving the common line of Lots No. 5 and 6, Westerly, 50 feet, more or less to a point; thence in a Northerly direction 77 feet, more or less to a point; thence in a Northerly line of said Lot No. 6; thence with the Northerly line of said Lot No. 6 in an Easterly direction 47 feet, more or less to the point of beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 095-08-0-112-00

Street address of property: 149 Spring Valley Road, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Book 20040304, Page 0024764 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Kellie Von Schipmann and Matthew R. Woodside, 149 Spring Valley Road, Nashville, TN 37214

Signed this 22 day of Dec, 2016.

Signature of Grantor:

K. Von

Kellie Von Schipmann

STATE OF TENNESSEE, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 22 day of Dec, 2016 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kellie Von Schipmann, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My commission expires 4/28/2020

DEREK R. TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Property Address: 149 Spring Valley Road, Nashville, TN 37214
Tax Parcel: 095-08-0-112-00

Oath of Consideration

I or we, Matthew Woodson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0 .

Signed this 22 day of Dec, 2016.

Signatures of Affiant(s):

matthew k woodson

Sworn and subscribed before me this 22 day of Dec, 2016

Notary Public

my commission expires 4/28/2020

DEREK R. TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 6 AND 7 ON THE UNRECORDED MAP OF THE RESUBDIVISION OF LOTS NOS. 71,73, TO 76 INCLUSIVE, AND LOTS NOS. 105 AND 106, ON THE PLAN OF BLUEFIELDS, OF RECORD IN BOOK 843, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, MAY 24, 1952, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SPRING VALLEY ROAD AT THE CORNER OF LOTS NOS 5 AND 6, WHICH IS 18 FEET EAST OF THE ORIGINAL CORNER OF LOTS NOS. 74 AND 106 ON SAID RECORDED PLAN; THENCE NORTHERLY 322 FEET TO A POINT IN THE SOUTH LINE OF LOT NO. 68, WHICH IS 5 FEET EAST OF THE ORIGINAL CORNER OF LOTS NOS. 74 AND 106; THENCE WITH THE SOUTH LINE OF LOT NO. 68, WESTERLY 120 FEET TO A POINT AT THE COMMON CORNER OF LOTS NOS. 68 AND 69; THENCE SOUTHERLY 359 FEET TO THE NORTH MARGIN OF SPRING VALLEY ROAD AT A POINT WHICH IS 20 FEET WEST OF THE CORNER OF THE LOTS NOS. 105 AND 106; THENCE WITH THE MARGIN OF SPRING VALLEY ROAD EASTERLY 200 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, SAID TRACT OR PARCEL OF LAND BEING PART OF LOT NO. 6, ON THE UNRECORDED MAP OF THE RESUBDIVISION OF LOTS NOS. 71, 73, TO 76 INCLUSIVE AND LOTS 105 AND 106, ON THE PLAN OF BLUEFIELDS, AS OF RECORD IN PLAT BOOK 843, PAGE 34; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR COMER OF LOT NO. 5 AND LOT NO. 6, ON THE AFORESAID UNRECORDED MAP, SAID POINT BEING THE NORTHEASTERLY COMER OF THE PROPERTY BEING DESCRIBED IN DEED BOOK 4284, PAGE 310, AND THE NORTHWESTERLY CORNER OF THE PROPERTY BEING DESCRIBED IN DEED BOOK 2394, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE COMMON LINE OF SAID LOTS NO. 5 AND 6, SOUTHERLY 74 FEET, MORE OR LESS TO A POINT IN THE COMMON LINE OF SAID TRACTS; THENCE LEAVING THE COMMON LINE OF LOTS NO. 5 AND 6, WESTERLY, 50 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHERLY DIRECTION 77 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHERLY LINE OF SAID LOT NO. 6; THENCE WITH THE NORTHERLY LINE OF SAID LOT NO. 6 IN AN EASTERLY DIRECTION 47 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Parcel ID: 095-08-0-112-00

Commonly known as 149 Spring Valley Road, Nashville, TN 37214
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described

property was a Quitclaim Deed recorded in Instrument: 201107260056972 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Megan Eduardo, 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.

Megan Eduardo
Signature

State of North Carolina
County of Mecklenburg

Personally appeared before me, Jessica Black, a notary public for this county and state, Megan Eduardo who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09/19/2017
Notary's Seal (if on paper)

JESSICA BLACK
Notary Public
Gaston County
NORTH CAROLINA