BILL GARRETT, Davidson County
Trans:T20170007448 DEEDQC
Recvd: 01/26/17 08:47 2 pgs
Fees:12.00 Taxes:0.00
20170126-0008387

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 100
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
and property address
Kevin Roman
1729 Southwind Drive
Nashville, TN 37217
This instrument is being prepared based on information furnished by the parties and the preparer makes no representation as to the status of title.

SEND TAX BILLS TO:
Regions Bank
~~SAME AS ADDRESS~~SEE 2050 office Parkway Circle
Birmingham, AL 35244

Map & Parcel:135-01-0/095.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Bryan A. Roman, an unmarried person

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Kevin Roman

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 69A on he plan of Resubdivision of Lot 69, Town Park Estates of record in Instrument Number 20020709-0082541 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bryan A. Roman, an unmarried person by deed from Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15, dated May 14, 2013 and filed for record May 15 as Instrument No. 20130515-0048723, Register's Office for Davidson county, Tennessee.

Subject to any and all matters appearing on the Plan of record filed as Instrument No. 20020709-0082541 in the Register's Office for Davidson County, Tennessee.

Subject to Deed of Trust executed by Bryan A. Roman, unmarried man an Kevin A. Roman, unmarried man to Susan Voss, Trustee which secured to Regions Bank d/b/a Regions Mortgage an indebtedness in the original principal amount of $98,000.00 and was executed on October 16, 2015 and filed for record October 26, 2015 as Instrument No. 20151026-0108251, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 23 day of Jan, 2017.

Bryan Roman

STATE OF Tennessee
COUNTY OF Davidson

Before me, Judith C. Jacobs a Notary Public in and for said County and State, personally appeared Bryan Roman, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 23 day of Jan, 2017.

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC THERFORD CO., TN

My commission expires: 1-20-20

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 23 day of Jan, 2017.

My commission expires: 1-20-20

Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC THERFORD CO., TN