This document prepared by:

Name:	TAYLOR
Firm/Company:	EQUITY SETTLEMENT SERVICES, INC.
Address:	444 ROUTE 111
Address 2:	
City, State, Zip:	SMITHTOWN, N.Y. 11787
Phone:	631-370-1100

Davidson County DEEDQC
Recvd: 06/27/17 08:43 5 pgs
Fees:27.00 Taxes:0.00
20170627-0064320

(and after recording return to):

--------Above This Line Reserved For Official Use Only--------

59-1450 $ -

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THOMAS TAYLOR AND NIKETA E. TAYLOR, Whose address is 3822 Boatner Drive, Nashville, TN 37207, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To** NIKETA E. TAYLOR, as Remainderman, Subject to a Life Estate for the Benefit of THOMAS TAYLOR, Whose addresses are 3822 Boatner Drive, Nashville, TN 37207, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of TENNESSEE.

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed from dated 07/23/2013 and recorded 08/25/2013 in Instrument No. 20130826 0089598 of the DAVIDSON COUNTY records

same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2016 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☒ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

WITNESS Grantor(s) hand(s) this the 8 day of December, 2016.

Thomas Taylor
THOMAS TAYLOR

Niketa E. Taylor
NIKETA E. TAYLOR

STATE OF TENNESSEE,
COUNTY OF Davidson

On this the day 8 of December, 2016 , before me, Ella K Butler (Name of Notary) , the undersigned officer, personally appeared THOMAS TAYLOR AND NIKETA E. TAYLOR (Name of individual or individuals) , known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: December 8, 2016

Ella K Butler
(Signature of Notary Public)

My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Thomas Taylor Melinda E. Taylor

Affiant

Subscribed and sworn to before me this 8 Day of December, 2016.

Ella K Butler

Notary Expires- 9-7-2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SEND TAX STATEMENTS TO:
Thomas Taylor
3822 Boalt Dr.
Nash On 37207

SCHEDULE "A"

Certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for Davidson County, Tennessee.

Said Lot Number 207 fronts 75 feet on the Northerly side of Boatner Drive and runs back between parallel lines 120 feet to a line at the rear on which it measures 75 feet thereon.

Parcel ID#: 059 14 0 216 00

For information only: 3822 Boatner Drive, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO THOMAS TAYLOR AND NIKETA E. TAYLOR BY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST, INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4, BY AND THROUGH ITS DULY APPOINTED ATTORNEY-IN-FACT, WELLS FARGO BANK, N.A. RECORDED 08/25/2013 IN DEED BOOK PAGE 20130826 0089598, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Darlene Alexander, 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.

Darlene Alexander
Signature

State of New York

County of Suffolk

Personally appeared before me, [~~Name of Notary~~ Maura Delisle], a notary public for this county and state, Darlene Alexander, 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: _____
Notary' Seal (if on paper)

MAURA A. DELISLE
Notary Public State of New York,
Suffolk County
No. 01DE5052230
Commission Expires November 20, 2017