THIS INSTRUMENT PREPARED BY:
Jennifer Ross
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Bill Garrett Davidson County
Batch# 104835 DEEDQC
06/14/2018 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180614-0057460

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
James P. Swanger and James Walter Swanger
1414 Roberts Avenue
Nashville, TN 37206

Property Tax ID#: 083 02 0 094.00
File #: 102706783-218319-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JAMES P. SWANGER a/k/a JAMES SWANGER, an unmarried man and former spouse HEATHER GRINAGE f/k/a HEATHER SWANGER, as Grantors, hereby convey all rights, titles and interests that we may have in to JAMES P. SWANGER, an unmarried man and JAMES WALTER SWANGER, a married man, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 083 02 0 094.00

Property Address: 1414 Roberts Avenue, Nashville, TN 37206

Prior Deed recorded 09/20/2005, as Instrument No. 20050920-0112992, Davidson County Court Clerk's Office.

Witness our hands this the 5th day of June, 2018.

James P Swanger a/k/a James Swanger

JAMES P. SWANGER a/k/a
JAMES SWANGER

HEATHER GRINAGE f/k/a
HEATHER SWANGER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JAMES P. SWANGER a/k/a JAMES SWANGER and ~~HEATHER GRINAGE f/k/a HEATHER SWANGER,~~ the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of June, 2018.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

James P Swanger a/k/a James Swanger

JAMES P. SWANGER a/k/a
JAMES SWANGER

HEATHER GRINAGE f/k/a
HEATHER SWANGER

Subscribed and sworn to before me this the 5th day of June, 2018.

Karen R. Campbell
Notary
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Witness our hands this the 31st day of May, 2018.

JAMES P. SWANGER a/k/a
JAMES SWANGER

Heather Grinage f/k/a Heather Swanger

HEATHER GRINAGE f/k/a
HEATHER SWANGER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ~~JAMES P. SWANGER a/k/a JAMES SWANGER~~ and HEATHER GRINAGE f/k/a HEATHER SWANGER, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2018.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

JAMES P. SWANGER a/k/a
JAMES SWANGER

Heather Grinage f/k/a Heather Swanger

HEATHER GRINAGE f/k/a
HEATHER SWANGER

Subscribed and sworn to before me this the 31st day of May, 2018.

Karen R. Campbell
Notary
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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 27TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 8 ON THE MAP OF MARTHA MARTIN PLAN, IN THE OLD LE DISTRICT OF DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 161, PAGE 101 REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF ROBERTS AVENUE 546 FEET 6 INCHES EAST OF THE EASTERLY MARGIN OF NORTH LIT STREET, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO VERNON C. WAKEFIELD AND WIFE, BY DEED OF RECORD IN BOOK 140, PAGE 42, SAID REGISTER'S OFFICE; THENCE ALONG WAKEFIELD'S WESTERLY LINE, SOUTHERLY 100 FEET TO A POINT; THENCE WESTERLY 88 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO V.H. BROWN AND WIFE, OF RECORD IN BOOK 1579, PAGE 103, REGISTER'S OFFICE; THENCE ALONG BROWN'S EAST LINE, NORTHERLY 100 FEET TO THE SOUTH MARGIN OF ROBERTS AVENUE, THENCE WITH THE MARGIN OF THE SAME, EASTERLY 88 FEET TO THE BEGINNING.

Parcel ID: 083 02 0 094.00

Commonly known as 1414 Roberts Avenue, Nashville, TN 37206

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

