Davidson County DEEDQC
Recvd: 08/07/06 12:28 2 pgs
Fees:12.00 Taxes:0.00
20060807-0096447

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2060290
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Tom Van Patten Construction, LLC.,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Thomas Van Patten and wife, Tiffany Van Patten** all my rights, title and interest in and to the following described real estate, to-wit:

Property Address: 101 Balleroy Drive, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Balleroy Subdivision, as shown on plan of record in Instrument Number 20000620-0061336, as amended by Surveyor's Certificate of Correction of record in Instrument Number 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tom Van Patten Construction, LLC. from Arnie S. Malham and wife, Anne Malham by Warranty Deed dated February 11, 2005 and recorded February 16, 2005 in Instrument No. 20050216-0017556, Register's Office for Davidson County. Also conveyed to Arnie S. Malham and wife, Anne Malham from Balleroy, LLC., a Tennessee limited liability company by Warranty Deed dated June 17, 2002 and recorded in Instrument No. 20020619-0074108, Said Register's Office.

This Conveyance is subject to Restrictions of record in Instrument No. 20000619-0061044; Easements of record in Book 2698, Page 147; Book 8275, Page 977; and Instrument No. 20000619-0061043; and all matters of record on plat in Instrument #20000620-0061336, amended by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197, Register's Office for Davidson County.

_____
Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 4th day of August, 2006.

_____
Tom Van Patten Construction, LLC.
By: Thomas Van Patten
Its: President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Thomas Van Patten,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **President** of **Tom Van Patten Construction, LLC.** the within named bargainor, and that he as such **President** executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 4th day of August, 2006.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2006.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Tax/Map ID & Parcel
158-11-0-055.00

New Owners:
Thomas & Tiffany Van Patten
101 Balleroy Drive
Brentwood, TN 37027

Send Tax Bills to :
SAME / NEW OWNER