Davidson County DEEDWARR
Recvd: 12/20/07 09:55 4 pgs
Fees:22.00 Taxes:0.00
20071220-0145980

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QUITCLAIM DEED

	OWNER (SEND TAX BILLS TO) (4)
Recording Requested by & When Recorded Return To: US Recordings, Inc. 2925 Country Drive Ste 201 St. Paul, MN 55117	JOAN A. BAHNER RODERICK I. BAHNER 641 OLD HICKORY BOULEVARD, UNIT #15 BRENTWOOD, TN 37027

NIT #15

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOAN A. BAHNER, a married woman, joined by her spouse RODERICK I. BAHNER (herein, "Grantor"), whose address is 641 Old Hickory Boulevard, Unit #15, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to JOAN A. BAHNER and RODERICK I. BAHNER, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 641 Old Hickory Boulevard, Unit #15, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

WITNESS my hand and seal this 26 day of NOVEMBER, 2007.

GRANTOR:

Joan A. Bahner

Joan A. Bahner

Roderick I. Bahner

Roderick I. Bahner

STATE OF TENNESSEE

PIN NO: 171030B03700CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan A. Bahner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of NOVEMBER, 2007.

[Affix Notary Seal]

Susan M. Jones
SIGNATURE OF NOTARY PUBLIC
My commission expires: MAY 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Roderick I. Bahner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of NOVEMBER, 2007

[Affix Notary Seal]

Susan M. Jones
SIGNATURE OF NOTARY PUBLIC
My commission expires: MAY 24, 2009

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public.

2. The notary public must sign, affix the notary seal and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature.

3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed.

TRANSFER FORMS

The following must be submitted with the deed for recording:

Tax may apply but no transfer form required.

RECORDING COST / TRANSFER TAX

Transfer tax:	$0.00
Recording cost:	$17.00

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 8, PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 236, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

PROPERTY KNOWN AS: 641 OLD HICKORY BLVD, UNIT 15, BRENTWOOD, TN 37027

TAX ID #: 171030B03700CO

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed as Instrument No. 20020809-0096157 on August 9, 2002.

PIN NO: 171030B03700CO

STREET ADDRESS:

641 Old Hickory Boulevard, Unit # 15, Brentwood, TN 37027

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QUIT CLAIM DEED
US Recordings