Prepared By:

Sidwell, Barrett & Welch, P.C.
121 First Avenue South
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 07/25/08 10:05 2 pgs
Fees:12.00 Taxes:0.00
20080725-0076244

THIS INSTRUMENT PREPARED FROM INFORMATION OBTAINED FROM THE PARTIES NO TITLE SEARCH WAS PERFORMED

STATE OF TENNESSEE)
OWNER:
COUNTY OF WILLIAMSON)
The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me this 11th day of July, 2008.

022.00

NOTARY PUBLIC
My Commission Expires: 7/5/11

KILEY LOESCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Expires JULY 5, 2011

ADDRESS OF NEW

Christina J. Pence
516 Tulip Grove Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Owner

Map/Parcel 076-010-0-
022.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Utter,** hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina J. Pence and husband Christopher A. Pence**, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 5 Section One Sunset Park as of record in Plat Book 4300, page 185 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christina J. Pence and husband Christopher A. Pence and Michael S. Utter by deed from James Randall Hamilton, of record in Instrument No. 20071105-0129992 Register's Office for Davidson County,

Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises including but not limited to all easements, deeds of trust, restrictions, covenants, taxes, claims, etc. now existing or discovered in the future

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

This is improved property known as 516 Tulip Grove Road, Hermitage, TN 37076.

WITNESS my hand this 11th day of July, 2008.

Michael S. Utter

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Michael S. Utter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 11th day of July, 2008.

Notary Public

My Commission Expires: July 5, 2011

KILEY LOESCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011