QUITCLAIM DEED

G-FAM-08-1302

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron M. Distler	Franklin American Mortgage Co.	
(NAME)	(NAME)	
1302 Boscobel St.	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	83-13-192.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of NO DOLLARS AND NO CENTS, cash in hand paid by the hereinafter named grantee, and for other good and valuable considerations, the receipt all of which is hereby acknowledged, I/we, AARON M. DISTLER, hereinafter called the grantors, have bargained and sold, and do hereby quitclaim and convey unto AARON M. DISTLER, RYAN M. BERNHARDT, AND COLLEEN GERALYN LYNCH, hereinafter called the grantees, their heirs and assigns, all of my right, title and interest in and to the following described tract/parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 159 ON THE PLAN OF EAST EDGEFIELD AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AARON M. DISTLER, UNMARRIED AND MELISSA A. MARTIN, UNMARRIED BY WARRANTY DEED FROM MICHAEL W. O'NEILL, RECORDED ON THE 16TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060316-0030220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO AARON MATTHEW DISTLER, A/K/A AARON M. DISTLER BY QUITCLAIM DEED FROM MELISSA ANN MARTIN FILED FOR RECORD AS INSTRUMENT NUMBER 20080703-0069243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1302 Boscobel St., Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDQC
Recvd: 07/29/08 14:10 2 pg
Fees:12.00 Taxes:0.00

20080729-0077524

Witness my/our hand(s) this 14th day of July, 2008.

Aaron M. Distler

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron M. Distler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO
Rudy Mitchell Escrow
2012 21st Ave South
Nashville, TN 37212