Davidson County DEEDQC
Recvd: 02/18/09 10:18 2 pgs
Fees:17.00 Taxes:0.00
20090218-0013566

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
William J. Blanchard, Jr.
Patricia J. Tallon-Blanchard
2503 Vaulx Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
118-020-002.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenants by the entirety, I, **William J. Blanchard, Jr.,** by these presents do hereby quitclaim our interest unto **Chris Corriveau, Trustee**, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISION, of record in Book 547, page 25, said Register's Office, described as follows:

Said Lot No. 2 fronts 60.0 feet on the westerly side of Vaulx Lane formerly Kirksman Avenue and extends back 224.0 feet on the southerly line and 222.0 feet on the northerly line to a dead line in the rear measuring 66.0 feet thereon.

Being the same property conveyed to William J. Blanchard, Jr., by Warranty Deed from Melinda M. Snader and husband, Brent Snader, dated June 30, 2004, of record in Instrument No. 20040701-0078749, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2503 Vaulx Lane, Nashville, Tennessee 37204

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **Chris Corriveau, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **William J. Blanchard, Jr. and Patricia J. Tallon-Blanchard, Husband and Wife**, their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of February, 2009.

William J. Blanchard, Jr.

Chris Corriveau, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William J. Blanchard, Jr., the bargainor, 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 purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2009.

A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: _____

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Corriveau, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2009.

A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 8, 2012

My commission expires: _____