BILL GARRETT, Davidson County
Trans:T20100043616 DEEDQC
Recvd: 07/16/10 09:13 5 pgs
Fees:27.00 Taxes:0.00
20100716-0055789

This instrument prepared by:
First American Title
200 Commerce PL. 2
Irvine, CA 92602

File No.: **OFS-3534106**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 07/07/2010 by and between **Shawn P. Garbett**, an **unmarried man**, party of the first part, and **Krssimira A. Garbett**, an **unmarried woman**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty** Deed of record in: Book **n/a**, Page No. **n/a** or Instrument No.: **20011212-0136965** in said Registor's office.

✓ The property is improved with an address of: **4037 General Bate Drive, Nashville, Tennessee 37204**

___ The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Shawn P. Garbett

Shawn P. Garbett

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Joseph Karovics (name of notary public), **Shawn P. Garbett,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th July 2010.

Notary Public

My Commission Expires: 4th November 2013

JOSEPH KAROVICS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the 7th July 2010.

Notary Public

My Commission Expires: 4th November 2013

JOSEPH KAROVICS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
3201007100

NAME AND ADDRESS OF A PROPERTY OWNER:
Krassimira A. Garbett
4037 General Bate Drive
Nashville, TN 37204

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
LenderFi, Incorporated
11819 Wilshire Blvd Suite 212
Los Angeles, CA 92602

EXHIBIT 'A'

Land in Davidson County, Tennessee, being, Lot No. 114 on the Plan of Rolling Meadows, of record in Plat Book 1424, Pages 98 and 99, Register's Office for Said County, to which reference is made for a more complete description.

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this the 7th Day of Dec 2010

Notary

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY