BILL GARRETT, Davidson County
Trans:T20100049541 DEEDQC
Recvd: 08/10/10 12:57 2 pgs
Fees:12.00 Taxes:0.00
20100810-0063192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Map-Parcel Numbers 033-16-0-240.00
New Owner: Daniel Michael Van Sant

QUITCLAIM DEED

Prepared by: Chivonne Peeler, 1111 Nelson Dr, Madison, TN 37115 (Preparer makes no warranties as to title or otherwise)

Send tax bills to Daniel Michael Van Sant, 2812 Galesburg Drive, Nashville, TN 37217

The GRANTOR, Chivonne Peeler, an unmarried woman, but having formerly been known as Chivonne P. Van Sant and Chivonne Peeler Van Sant, of Madison, Tennessee, for and in consideration of one dollar ($1.00) cash in hand, does hereby convey and Quit Claim to D. Michael Van Sant, an unmarried man, of Davidson County, Nashville, TN, (the "Grantee") all my right title and interest to the following described improved real property located in the county of Davidson, State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 697 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chivonne P. Van Sant et vir D. Michael Van Sant by Brenda J, Fisher, Trustee, of record in Book 7027, Page 315, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is fulfillment of a final decree of divorce granted on June 14, 2010, between Chivonne Peeler Van Sant and Daniel Michael Van Sant, Docket No 09D-2563, Davidson County, Tennessee.

This conveyance is subject to the mortgage indebtedness upon said property incurred by D. Michael Van Sant.

This is improved property known as 2812 Galesburg Dr, Nashville, TN 37217.

Chivonne Peeler Van Sant is the same person as Chivonne Peeler

~~TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee, D. Michael Van Sant, and his assigns, forever.~~ CP

IN WITNESS WHEREOF the Grantor has executed this instrument this 21st day of July, 2010.

Chivonne Peeler
(formerly Chivonne Peeler Van Sant)

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William David Case, a Notary Public in and for the said state and county, the within named Chivonne Peeler, formerly known as Chivonne Peeler Van Sant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Seal at office this 21st day of July, 2010.

WILLIAM DAVID CASE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

Notary Public

My commission expires: My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Map-Parcel Numbers 033-16-0-240.00
New Owner: Daniel Michael Van Sant

STATE OF TENNESSEE
COUNTY Davidson

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1.00.

Chvonne Peeler
(formerly Chvonne Peeler Van Sant)
Affiant

Subscribed and sworn to before me, this the 21st day of June, 2010.

WILLIAM DAVID CASE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires SEPT. 25, 2010