STATE OF TENNESSEE
COUNTY OF DAVIDSON
Map-Parcel Numbers 033-16-0-240.00
New Owner: Chivonne Peeler

BILL GARRETT, Davidson County
Trans:T20100049541 DEEDQC
Recvd: 08/10/10 12:58 2 pgs
Fees:12.00 Taxes:0.00
20100810-0063193

QUITCLAIM DEED

Prepared by: Chivonne Peeler, 1111 Nelson Dr, Madison, TN 37115

Send tax bills to Chivonne Peeler, 1111 Nelson Drive, Madison, TN 37115

The GRANTOR, Daniel Michael Van Sant of 2812 Galesburg Drive, Nashville, Tennessee 37217, for and in consideration of one dollar ($1.00) cash in hand, does hereby convey and Quit Claim 1111 Nelson Drive, Madison, TN 37115 to Chivonne Peeler (formerly Chivonne Peeler Van Sant) an unmarried woman, 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:

> Being Lot 101-B on the Plan of Zone Lot Division Lots 100-111, Section 2, Primrose Meadows, as shown on Plat record in Plat Book 6900, page 105, revising Plat Book 4860, page 105, and amended in Book 5711, page 866 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Chivonne Peeler Van Sant by Scott Kaiser, AVP, Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services, Inc., f/k/a Meritech Mortgage Services, Inc., as their Attorney in Fact, of record in Instrument No. 20070710-0082114, Register's Office, 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 Chivonne Peeler Van Sant.
>
> Chivonne Peeler Van Sant is the same person as Chivonne Peeler,

This is improved property known as 1111 Nelson Drive, Madison, TN 37115.

~~TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee, Chivonne Peeler (formerly Chivonne Peeler Van Sant), and her assigns, forever~~.

IN WITNESS WHEREOF the Grantor has executed this instrument this 4 day of August, 2010.

Daniel Michael Van Sant

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DANIEL MICHAEL VAN SANT, a Notary Public in and for the said state and county, the within named Daniel Michael Van Sant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Seal at office this 4TH day of AUGUST, 2010.

JOHN T. WEAKLEY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My commission expires: 2012

STATE OF TENNESSEE
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STATE OF TENNESSEE
COUNTY DAVIDSON

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

Daniel Michael Van Sant, Affiant

Subscribed and sworn to before me, this the 4th day of [illegible] 2010.

JOHN L. WEAVER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

Notary Public

My commission expires: 3-19-2010