PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson **)**
The actual consideration is $0.00.

Susan L Bown by Jeffrey A Bown ADM IN FAC
AFFIANT

Subscribed and sworn to before me
this 18th day of Aug, 2010.

Lissa Groom
NOTARY PUBLIC
My Commission Expires: 11-5-2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER:
John J. Vanags
1025 Wyntergrace Farm Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel 108-16-0/343.00

Davidson County DEEDQC
Recvd: 08/20/10 08:06 3 pgs
Fees:17.00 Taxes:0.00
20100820-0065780

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged **Susan L. Bown ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **John J. Vanags (married) ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 169B on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 through 171 as shown by Plat of record in Plat Book 6250, page 901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Susan L. Bown and John J. Vanags by deed of record in Instrument No. 20100331-0023908, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may

affect the premises.

Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Susan L Bown by JAB ATTY IN FACT

Susan L. Bown by Jeffery Alan Bown atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeffery Alan Bown,** with whom I am personally acquainted and who proved himself to be the attorney in fact of Susan L. Brown and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 18th day of Aug., 2010.

Lissa Groom
Notary Public

My Commission Expires: 11·5·2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: September 2, 2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON