FROM
Janelle Nicole Sanders

AND

FROM
Richard A. Northcutt

TO
Richard A. Northcutt

TO
Janelle Nicole Sanders and husband,
Thomas Bingham Sanders

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Nicole Sanders	Regions Bank dba Regions Mtg.	MAP 161 060A 097.00CO
1219 Bainbridge Dr.	2050 Parkway Office Cir.	PARCEL
Nashville, TN 37211	Birmingham, AL 35244	

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC.
217 PINEWAY DRIVE
NASHVILLE, TN 37217

BILL GARRETT, Davidson County
Trans:T20100072453 DEEDQC
Recvd: 11/16/10 09:11 2 pgs
Fees:17.00 Taxes:0.00
20101116-0091523

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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 5th DAY OF November, 2010

Notary Public

MY COMMISSION EXPIRES: 1-9-12

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create joint tenants, I/We Janelle Nicole Sanders by these presents do hereby quitclaim and convey all my right, title and interest unto Richard A. Northcutt Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee being Unit 97 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record in Instrument 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Janelle Aaron by deed from Centex Homes, of record in Instrument 20090113-0003114, dated December 12, 2008, Register's Office for said County.

Janelle Nicole Sanders and Janelle Aaron being one in the same person.

unimproved ( )
improved (X) property, known as 1219 Bainbridge Dr., Nashville, TN 37211

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

And now, I the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto Janelle Nicole Sanders and husband, *, joint tenants 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.

*Thomas Bingham Sanders

IN WITNESS WHEREOF, we have hereunto set our hands on this the 5th day of November, 2010.

Janelle Nicole Sanders

Janelle Nicole Sanders

Richard A. Northcutt, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle Nicole Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2010.

My Commission Expires: 1-9-12

Notary Public

LITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Northcutt, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of November, 2010.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.