THIS INSTRUMENT PREPARED BY: **William T. Chapman, IV** **Attorney at Law** **3817 Bedford Ave., Suite 140** **Nashville TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2011. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: Sarah F. Stowers 4234 Loan Oak Road Nashville, TN 37215	Send Tax Bills To: Stewart F. Stowers 2955 C Cages Bend Road Gallatin, TN 37066	Tax Information: 131-03-0D-012.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Stewart F. Stowers** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Sarah Frazier Stowers**, her heirs and assigns, **48.44%** of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Unit B of Loan Oak Park Condominium Condominiums, as established under Master Deed of record in Book 6108, Page 332 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit. Said Unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Loan Oak Park of record in Book 5800, Page 211 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stewart F. Stowers by Warranty Deed from Greg Bolan, unmarried, of record in Instrument No.20100604-0043247, Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded June 4, 2010.

This is improved property known as: 4234 Loan Oak Road, Nashville, TN 37215.

Grantor covenants that he is lawfully seized and possesses said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to

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warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever. This conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14TH day of January, 2011.

Stewart F. Stowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stewart F. Stowers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14TH day of January, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014