QUITCLAIM DEED

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on January 19, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Community Title Company LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDQC
Recvd: 01/25/11 13:59 2 pgs
Fees:12.00 Taxes:0.00
20110125-0006981

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Toby Sharpe 1629 Hunters Branch Rd Antioch, TN 37013	SAME	172-080-A 135.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard McClanahan, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Toby R. Sharpe and wife, Emily G. Sharpe, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Hunter's Branch, Section 2-A, of Record in Book 6250, page 819, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 135 fronts 65 on the southerly margin of Hunters Branch Road and extends back 112.87 feet on the easterly line and 129.96 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 38.06 feet thereon.

Being the same property conveyed to Toby R. Sharpe and wife, Emily G. Sharpe and Richard McClanahan by Warranty Deed from Robert E. Hardison III and wife, Glenna Jo Hardison dated March 15, 2001 and recorded as Instrument No. 20010320-0026559, said Register's Office.

This property is also known as improved property located at 1629 Hunters Branch Rd, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on January 19, 2011.

Richard J. McClanahan

Donna McClanahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 19, 2011, before me personally appeared Richard McClanahan and Donna McClanahan, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

TIFFANY YOUNG NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

WITNESS MY HAND AND OFFICIAL SEAL ON January 19, 2011.

Tiffany Young

NOTARY PUBLIC

My Commission Expires: October 19, 2013

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY