THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 26 DAY OF January, 2011.

Notary Public

My Commission Expires:

DAVID R. A. ROESGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-21-13

Address of New Owner:
JASON PONCIROLI
906 Phillips Street
Nashville TN 37208

Send Tax Bill To:
NEW OWNER
Same

Map/Parcel Numbers:
082130026000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shindana Feagins and Edwin Feagins, wife and husband** "GRANTORS", by these presents, does hereby quitclaim and convey unto **Jason Ponciroli and Kimberly Ponciroli, husband and wife** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2, HOPE GARDENS, SECTION 1, as shown on plat of record in Instrument No. 20060406-0040017, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Grantors by Warranty Deed from John Swift as recorded on the 1st day of May, 2010 in Instrument No.20060501-0049478, Register's Office of Davidson County, Tennessee.

This is **improved** property known as 906 Phillips Street, Nashville TN 37208, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110009828 DEEDQC
Recvd: 02/16/11 12:48 2 pgs
Fees:12.00 Taxes:0.00
20110216-0013256

WITNESS our hands this 26 day of January, 2011.

Shindana Feagins
Shindana Feagins

Edwin Feagins
Edwin Feagins

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SHINDANA FEAGINS**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 26 day of January, **2011.**

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **EDWIN FEAGINS** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 26 day of January, **2011.**

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013