BILL GARRETT, Davidson County
Trans:T20110012187 DEEDOC
Recvd: 03/01/11 10:04 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016297

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: BRIAN BOGER, AN UNMARRIED MAN

TO: SHELLEY HODGES, AN UNMARRIED WOMAN

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 15th day of February, 2011

Notary Public

7-5-11
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
SHELLEY HODGES 8149 BOONE TRACE NASHVILLE, TN 37221	COMMUNITY MORTGAGE CO. 142 TIMBER CREEK DRIVE CORDOVA, TN 38018	126-15-B-318CO

KNOW ALL MEN BY THESE PRESENTS that Brian Boger, an unmarried man in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of creating a fee simple estate in Shelley Hodges, an unmarried woman, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Shelley Hodges, an unmarried woman, all of his right, title and interest, being a ½ undivided interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Boger, an unmarried man and Shelley Hodges, an unmarried woman by deed from Beazer Homes, d/b/a Phillips Builders, A Tennessee Corporation of record in Instrument No. 20021003-0120483, Register's Office for Davidson County, Tennessee.

This is improved property known as 8149 Boone Trace, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. .

WITNESS my hand this 15th day of February, 2011

Brian Boger

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 Brian Boger, 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 this 15th day of February, 2011

My Commission Expires: 7-5-11

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011