THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110024345 DEEDQC
Recvd: 04/26/11 11:08 2 pgs
Fees:12.00 Taxes:0.00
20110426-0031780

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephanie A. Wennerlund 420 Elysian Fields Road, Unit B-8 Nashville, Tennessee 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	133-14-0A-027.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CARY M. AUSTIN**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **STEPHANIE L. WENNERLUND (formerly known as Stephanie Austin)**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B-8 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 200411020131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephanie Austin, unmarried, and Cary M. Austin, married, by deed from Grassmere Development Company, LLC at Instrument No. 20071002-0117582, filed on 10-02-07, said Register's Office.

This is improved property known as **420 Elysian Fields Road, Unit B-8, Nashville, Tennessee 37211** .

Witness my hand this 20th day of **April, 2011**:

CARY M. AUSTIN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARY M. AUSTIN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20th day of April, 2011:

Notary Public

My Commission Expires: May 19, 2014

ELIZABETH GILLISPIE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Stephanie Wennerlund
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2011:

Notary Public

My Commission Expires: 3.14

