This Instrument prepared by: Patricia Ankney 4516 Raccoon Trail Hermitage TN 37076

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Jerry Michael Ankney on this the 25 day of Jan, 2011, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Patricia W. Ankney all ____ right, title and interest in and to the following described real estate, to wit:

4516 Raccoon Trail
Hermitage TN 37076
'See exhibit A for legal description'
Current Source of Title # 20070419-0046995

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 25 day of Jan, 2011

Patricia W. Ankney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Michael Ankney, Patricia W. Ankney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 25 day of January, 2011.

Amy M. Sailors
Notary Public

AMY M. SAILORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-6-2013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Patricia W. Ankney
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 27 day of May, 2011

Vicki L. Primm
Notary Public

My commission expires:

VICKI L. PRIMM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Com. exp July 8, 2013

The following information is not a part of this Deed:

Property Address: 4516 Raccoon Trl. Hermitage, TN 37076

Owner's Name and Address: Patricia & Jerry Ankney 4516 Raccoon Trail Hermitage, TN 37076

Parcel Number: 087020081.00

Mail Tax Bills to: 1525 West WT Harris Blvd. Mail D 1108-02F Charlotte, NC 28262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 2011

Abby Duncan
Deputy Register

BILL GARRETT, Davidson County
Trans: T20110031778 DEEDQC
Recvd: 05/27/11 12:40 2 pgs
Fees: 12.00 Taxes: 0.00

20110527-0040863

exhibit A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Stacy Rohtert
Affiant

Subscribed and sworn to before me, this 18th day of April, 2007.

Notary Public

Expiration of commission. 3/7/11

(Notary Seal) JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/19/07 14:06 2 pg
Fees:13.00 Taxes:777.00
[redacted]
20070419-0046995

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia W. Ankney **Jerry M. Ankney**	Franklin American Mortgage Company	**Map 87 Group 2 Parcel 81**
4516 Raccoon Trail	501 Corporate Centre Drive, Suite 400	
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Jack W Blier and wife, Pamela Blier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia W. Ankney and Jerry M. Ankney, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 108, on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jack W. Blier and wife, Pamela Blier by Warranty Deed from Arvel Steven Barnett and wife, Tina Marie Barnett, dated April 29, 1994, of record in Book 9337, Page 812, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 724, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7557, Page 377, Book 7567, Page 103, Book 7934, Page 796, Book 7688, Page 804, Book 7688, Page 808 and Instrument No. 20030106-0001976, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7557, Page 356, Book 7567, Page 106 and Instrument No. 20030106-0001977, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7525, Page 935, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues-if any.
Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. Subject to HOA dues-if any.

This is improved) property known as 4516 Raccoon Trail, Hermitage, TN 37076.

FILE BOX 45

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.