This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regina R. Garner Bryan N. Garner 5201 Idaho Avenue Nashville, TN 37209	Wells Fargo Bank, NA P.O. Box 11701 Newark, NJ. 07101-4701	10303007100

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

BILL GARRETT, Davidson County
Trans:T20110036898 DEEDQC
Recvd: 06/20/11 15:07 3 pgs
Fees:17.00 Taxes:0.00
20110620-0047287

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $-0-

Regina R. Garner
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2011.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

I. M. Corriveau
Notary Public

My Commission Expires: 03/04/2013
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Bryan N. Garner and wife, Regina R. Clark now known as Regina R. Garner, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Bryan N. Garner and wife, Regina R. Garner,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 5201 Idaho Avenue, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the

premises.

IN WITNESS WHEREOF, this instrument has been executed this the 14th day of June, 2011.

Bryan N. Garner

Regina R. Clark n/k/a Regina R. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bryan N. Garner and Regina R. Garner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 14th day of June, 2011.

Notary Public

My Commission Expires: 03/04/2013

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4 2013

EXHIBIT "A"
LEGAL DESCRIPTION

The following described tract or parcel, situated in Davidson County, Tennessee, more particularly described as follows:

Being the Westerly 50 feet of the Easterly 440 feet of the Northerly 160 feet of Lot Nos. 23 and 24 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Book 421, Page 18, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lots front 50 feet on the Southerly margin of Idaho Avenue and extend back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Bryan N. Garner and wife, Regina R. Clark, as tenants by the entirety by Warranty Deed from Christopher E. Talbert, recorded on the 17th day of May, 2006, of record in Instrument No. 20060517-0057517, in the Register's Office of Davidson County, Tennessee.