Quitclaim Deed

AT-20110061

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 8th day of July, 2011.

Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Erik C. Werner	Franklin American Mortgage Company	098.06-0A-003.00 CO
5166 John Hagar Road	501 Corporate Centre Drive, Suite 400	
Hermitage, TN 37076	Franklin, TN 37067	

KNOW ALL MEN BY THESE PRESENTS that **Vikki M. Tillman-Werner and husband, Erik C. Werner**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Erik C. Werner, an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 3 on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Vikki M. Tillman-Werner and husband, Erik C. Werner from Frank Batson Homes, Inc. by Warranty Deed dated September 29, 2006 recorded October 3, 2006 in Instrument # 20061003-0122425, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110043019 DEEDQC
Recvd: 07/18/11 11:07 2 pgs
Fees:12.00 Taxes:0.00
20110718-0054613

( ) unimproved
This is (X) improved property known as 5166 John Hagar Road, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 8th day of July, 2011.

Vikki M. Tillman-Werner

Erik C. Werner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said county and state, the within named Vikki M. Tillman-Werner, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Davidson, Tennessee, this the 8th day of July, 2011.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said county and state, the within named Erik C. Werner, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

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Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN