QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110060179 DEEDQC
Recvd: 09/28/11 10:23 2 pgs
Fees:12.00 Taxes:0.00
20110928-0075007

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

R-FAMC-11-1006

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
+	Franklin American Mortgage	
(NAME)	(NAME)	
1006 Matthews Avenue	501 Corporate Centre Dr # 400	
(ADDRESS)	(ADDRESS)	61-11-113.00
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Danielle Lynn Lorton, unmarried,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Danielle Lynn Lorton, unmarried, and Gabrial Sean Casey, unmarried, as Tenants in Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 32 AND 33, PLAT OF A RESUBDIVISION OF LOTS 11 TO 17 INCLUSIVE IN I.C. MCMAHANS MAPLEWOOD TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 144, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. *

BEING THE SAME PROPERTY CONVEYED TO DANIELLE LYNN LORTON BY WARRANTY DEED FROM GERALDINE YOUNG A/K/A ERA H. YOUNG, RECORDED ON THE 26TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070726-0088953, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LESS AND EXCEPT BEING THE WEST 5 FEET OF LOT NO. 33 ON THE MAP OF THE RESUBDIVISION OF CERTAIN LOTS IN MCMAHAN'S MAPLEWOOD TRACT OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY.

*** SAID PART OF SAID LOT FRONTS 5 FEET ON THE SOUTHERLY SIDE OF MATTHEW AVENUE AND RUNS BACK 196.4 FEET ON THE WEST LINE AND 197 FEET, MORE OR LESS, ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 5 FEET, MORE OR LESS. BEING THE SAME PROPERTY CONVEYED TO R. W. PORTER AND WIFE, ETTA M. PORTER AND E. L. GOOSETREE AND WIFE, IRA M. GOOSETREE BY WARRANTY DEED FROM WALTER C. YOUNG AND WIFE, ERA H. YOUNG, RECORDED ON THE 18TH DAY OF APRIL, 1947 IN BOOK 1470, PAGE 458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND BEING THE EAST 20 FEET OF LOT NO. 32 ON THE MAP OF THE RESUBDIVISION OF LOTS 11-17, INCLUSIVE, IN MCMAHAN'S SUBDIVISION OF THE MAPLEWOOD TRACT. SAID PART OF SAID LOT FRONTS 20 FEET ON THE SOUTH SIDE OF MATTHEW AVENUE AND RUNS BACK BETWEEN LINES 232.8 FEET ON THE EAST LINE AND 223.7 FEET, MORE OR LESS, ON THE WEST LINE TO A DEAD LINE ON WHICH IT MEASURES 21 FEET, MORE OR LESS. BEING THE SAME PROPERTY CONVEYED TO S. J. DALE AND WIFE, LETTIE DALE BY WARRANTY DEED FROM WALTER C. YOUNG AND WIFE, ERA H. YOUNG, RECORDED ON THE 21ST DAY OF MAY, 1947 IN BOOK 1489, PAGE 50, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

S.O.T. 20070726-0088953

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as 1006 Matthews Avenue Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **16th** day of **September, 2011.**

Danielle Lynn Lorton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle Lynn Lorton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212