THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 7 DAY OF OCTOBER, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

Address of New Owner:
FRANCES HIPKINS
918 GOODBAR DRIVE
NASHVILLE, TN 37217

Send Tax Bill To:
FRANCIS HIPKINS
704 MT. CARMEL PL.
NASHVILLE, TN 37205

Map/Parcel Numbers:
107-14-0-105.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **NOAH BRYANT, UNMARRIED** "GRANTORS", by these presents, does hereby quitclaim and convey unto **FRANCES HIPKINS,** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to 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. 213 on the Plan of Miro Meadows, as of record in Book 1424, Page 94 and 95, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Dennis Bryant by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney-in-fact as recorded on the 10th day of August, 2010in Instrument No. 20100810-0063085, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Noah Bryant by Quitclaim Deed by Dennis Bryant, unmarried as recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029711, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110062986 DEEDQC
Recvd: 10/10/11 10:28 2 pgs
Fees:12.00 Taxes:0.00
20111010-0078474

This is **improved** property known as **918 Goodbar Drive, Nashville TN 37217.**

NOAH BRYANT

WITNESS our hands this 4 day of October, 2011.

STATE OF California
COUNTY OF Santa Barbara

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Noah Bryant** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand this 4 day of October, 2011.

Notary Public

My commission expires:

LINDA M. TREJO
Commission # 1924473
Notary Public - California
Santa Barbara County
My Comm. Expires Feb 5, 2015

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared _____ whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand this ____ day of September, 2011.

Notary Public

My commission expires: