THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20110064011 DEEDQC
Recvd: 10/13/11 11:57 2 pgs
Fees:12.00 Taxes:0.00
20111013-0079717

QUITCLAIM DEED

FROM: **TRACI GRIFFITH WINTER**

TO: **AUGUST CARL WINTER**

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0-.

Nicholas Hugo
Affiant

Subscribed and sworn to before me this 28 day of September, 2011.

Notary Public

7-6-15
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
AUGUST CARL WINTER **5849 BEAUREGARD DRIVE** **NASHVILLE, TN 37215**	**PEOPLE'S HOME EQUITY INC.** **ATTN: BRENDAN BEEHAN** **5201 VIRGINIA WAY** **BRENTWOOD, TN 37027**	**145-10-3**

KNOW ALL MEN BY THESE PRESENTS that **Traci Griffith Winter**, 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, and for the express purpose of creating a fee simple estate in August Carl Winter has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **August Carl Winter** his successors and assigns, her entire right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Tyne Valley Estates, Section IV, of record in Book 3600, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to August Carl Winter and wife, Traci Griffith Winter by deed from John M. Thrower and wife, Donna T. Thrower of record in Book 8889, Page 619, Register's Office for Davidson County, Tennessee.

This is improved property known as 5849 Beauregard Drive, Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable encumbrances, easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 28 day of September, 2011.

Traci Griffith Winter

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Traci Griffith Winter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 28 day of September, 2011.

Commission Expiration Date: 7-6-15

Notary Public

Shannon Philbin

Printed Name of Notary

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.