THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110066200 DEEDQC
Recvd: 10/24/11 08:59 2 pgs
Fees:17.00 Taxes:0.00
20111024-0082288

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
A. Heath Seals and Charlotte Lara Bialeschki 1507 Woodland Street Nashville, Tennessee 37206	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	83-9-402

For and in Consideration of the sum of ten dollars cash in hand paid, and with the intent and for the purpose of creating in the end a Joint Tenancy with Right of Survivorship in **A. HEATH SEALS and CHARLOTTE LARA BIALESCHKI,** both unmarried, we, **A. HEATH SEALS and CHARLOTTE LARA BIALESCHKI**, by these presents do remise, release and QUITCLAIM unto **W. Aaron Fortner, as TRUSTEE,** his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Subdivision of A.V.S. Lindsley 29 Acre tract, of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to A. Heath Seals and Charlotte Lara Bialeschki by Warranty Deed from Giachery Lizarraga and wife, Holly Seals Lizarraga a/k/a Holley Seals Lizarraga of record in Instrument No. 200807020068385, dated 6/20/2007, Register's Office for Davidson County, Tennessee.

This is improved property known as **1507 Woodland Street, Nashville, Tennessee 37206**.

Witness our hands this **17th** day of **October, 2011**:

A. HEATH SEALS

CHARLOTTE LARA BIALESCHKI

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A. HEATH SEALS and CHARLOTTE LARA BIALESCHKI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of October, 2011:

My Commission Expires: 7-22-14

Notary Public

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AND NOW, I, the said **W. Aaron Fortner, as TRUSTEE** for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release and QUITCLAIM unto **A. HEATH SEALS and CHARLOTTE LARA BIALESCHKI, both unmarried, as Joint Tenants with Right of Survivorship**, all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made.

Witness my hand this 17 day of **October, 2011**:

C ~~~, as Trustee

W. Aaron Fortner, as Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Aaron Fortner, as Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of **October, 2011**:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2011:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON