BILL GARRETT, Davidson County
Trans:T20110067149 DEEDQC
Recvd: 10/26/11 16:11 2 pgs
Fees:12.00 Taxes:0.00
20111026-0083403

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

Alice J Stewart
AFFIANT

Subscribed and sworn to before me this the 14th day of October, 2011.

RYAN A. RAFOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-25-12

NEW OWNER:

Derek Deguire
215 Clarendon Circle
Franklin, TN 37069

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

Map/Parcel 147-06-183.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Derek G. Deguire, married (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Derek Deguire and wife, Ashley Filippo-Deguire (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek G. DeGuire by deed from Gayle Goad of record in Instrument Number 200511070134675 in the Register's Office for Davidson County, Tennessee, dated October 31, 2005, also by Deed of Correction of record in Instrument Number 200608300107049 in the Register's Office for Davidson County, Tennessee, dated August 23, 2006.

*** Ashley Filippo-Deguire, spouse of Derek G. Deguire, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

This property is commonly known as: 316 Timberdale Court, Nashville, TN 37211

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 14 day of Oct, 2011.

GRANTOR:

Derek G. Deguire

**Ashley Filippo-Deguire

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derek G. Deguire and Ashley Filippo-Deguire with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 14 day of Oct, 2011.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111323R