THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20110068770 DEEDQC
Recvd: 11/02/11 11:25 1 pgs
Fees:12.00 Taxes:0.00
20111102-0085307

# QUITCLAIM DEED

| ADDRESS OF OWNER(s) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Todd Engel & Camille Engel<br>613 Bluewater Drive<br>Nashville, TN 37217 | New Owner | Map 150.02<br>Parcel 306 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Leona R. Broncho, married**, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Todd Engel and wife, Camille Engel**, hereinafter referred to as Grantee(s), their heirs and assigns, all her right, title, and interest in and to my one-half undivided interest in the following described tract of land.:

Land in Davidson County, Tennessee being reserved parcel number 306, as indicated on the revision of Castlegate, Section 4, of record in Book 6900, Page 209, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leona R. Broncho, married by Quitclaim Deed from Patrick A. Walker and wife, Jesusa D. Walker dated October 17, 2008, of record in Instrument Number 20081021-0105590, Register's Office for Davidson County, Tennessee.

No Lot or Lots shall again be subdivided, re-subdivided altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed in the restrictive covenants as of record in Book 6597, page 362, Register's Office for Davidson County, Tennessee, running with title to the property.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN.
NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This property is unimproved and is known as **Map 150.02, Parcel 306.**

WITNESS my hand, this the 17th day of ~~June, 2011~~ October 2011 RB

Leona R. Broncho

STATE OF South Dakota
COUNTY OF Pennington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leona R. Broncho, married, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

HEATHER A. WILSON NOTARY PUBLIC SEAL SOUTH DAKOTA MY COMMISSION EXPIRES 6-15-2015

WITNESS my hand and official seal this the 17th day of ~~June~~ October, 2011.

NOTARY PUBLIC

My Commission Expires: 6-15-2015

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of ~~June~~ November, 2011.

My Commission Expires: 1-9-2012

MY COMMISSION EXPIRES: JANUARY 9, 2012

NOTARY PUBLIC