BILL GARRETT, Davidson County
Trans:T20110070398 DEEDQC
Recvd: 11/08/11 08:33 2 pgs
Fees:12.00 Taxes:0.00
20111108-0087120

THIS INSTRUMENT PREPARED BY:
Keith J. Woodruff
Attorney at Law
217 2nd Avenue, South
Franklin, Tennessee 37064

New owner:	Send tax bills to:	Tax Map/Parcel No:
Brian Burkhardt 5209 Sunsail Drive Antioch, TN 37013	Same	151-9-B-12.00

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 15 day of October, 2011, by and between Deborah Ann Murphy **("Grantor")** and Brian Burkhardt **("Grantee");**

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee, known as 5209 Sunsail Drive, Antioch, Tennessee 37013, and further described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in instrument No. 200412020143540, a revision of instrument # 200410200126312, Register's Office for Davidson County, Tennessee.
>
> This being the same property conveyed to Brian Burkhardt and wife, Deborah M. Burkhardt, by warranty deed from Centex Homes, a Nevada General Partnership, of record in instrument 20050411-0039795, Register's Office for Davidson County, Tennessee. This quitclaim deed is executed and delivered in compliance with orders of the Davidson County Circuit Court in cause number 11D1879, styled *Deborah Ann Burkhardt v. Brian Thomas Burkhardt.*

Deborah M. Burkhardt, Deborah Ann Burkhardt and Deborah Ann Murphy being one and the same person.
Brian Burkhardt and Brian Thomas Burkhardt being one and the same person.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

Deborah Ann Murphy

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in for and said County and State the within named Deborah Ann Murphy, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, on this the 15th day of October, 2011

NOTARY PUBLIC

My Commission Expires November 7, 2012

My Commission Expires: _____

J. BRITTNEY BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brian Burkhardt, Affiant/Grantee

Sworn to and subscribed before me this 15th day of October, 2011

NOTARY PUBLIC

My Commission Expires November 7, 2012

My Commission Expires: _____

J. BRITTNEY BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS THE TITLE OF THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER AND THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION FURNISHED.