Box 14A

BILL GARRETT, Davidson County
Trans:T20120000048 DEEDQC
Recvd: 01/03/12 09:00 2 pgs
Fees:12.00 Taxes:0.00
20120103-0000057

G#23665-2
MAP 172-14-0-B
PARCEL 226.00CO

FROM	TO
Charles F. Hammer, Jr., and Ashley N. Carbine	Katherine Goodson, Trustee
AND	
FROM	**TO**
Katherine Goodson, Trustee	Charles F. Hammer, Jr., and wife, Ashley Carbine Hammer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Charles F. Hammer, Jr.
Affiant

Subscribed and sworn to before me this the 30th day of December, 2011.

My Commission Expires: Feb. 24, 2013

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Charles F. Hammer, Jr., and Ashley Carbine Hammer	SWBC Mortgage Corporation
(Name)	(Name)
1432 Wexford Downs Lane	9311 San Pedro, Suite 100
(Street Address)	(Street Address)
Nashville, TN 37211	San Antonio, TX 78216
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety in **Charles F. Hammer, Jr., and wife, Ashley Carbine Hammer**, We, **Charles F. Hammer, Jr, and Ashley N. Carbine n/k/a Ashley Carbine Hammer, husband and wife** , by these presents do hereby quitclaim and convey unto **Katherine Goodson, Trustee**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Minor Revision, Winfield Park, Phase 2, Section I, Revision I, Lots 94-108, 110-121, 126-128, and 132-133, a Planned Unit Development, as of record in Instrument No. 20080122-0006550, revising Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles F. Hammer, Jr., an unmarried man, and Ashley N. Carbine, an unmarried woman, as joint tenants with right of survivorship, by

Warranty Deed dated December 27, 2011, from Clyde R. Patterson, unmarried, and Kimberlyn K. Bishop, unmarried, of record in Instrument No. 20111229-0101590, Register's Office for Davidson County, Tennessee. The parties having since married and the said Ashley N. Carbine now being known as Ashley Carbine Hammer.

THIS is improved property, known as: 1432 Wexford Downs Lane, Nashville, Tennessee 37211.

AND NOW, I, the said **Katherine Goodson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Charles F. Hammer, Jr., and wife, Ashley Carbine Hammer**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 30th day of December, 2011.

Charles F. Hammer, Jr.
Charles F. Hammer, Jr.

Katherine Goodson, Trustee
Katherine Goodson, Trustee

Ashley N. Carbine / Ashley Carbine Hammer
Ashley N. Carbine n/k/a Ashley Carbine Hammer

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 **Charles F. Hammer, Jr., and Ashley N. Carbine n/k/a Ashley Carbine Hammer,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2011.

My Commission Expires: Feb. 24, 2013

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Katherine Goodson, Trustee**, 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 and official seal at Nashville, Tennessee, this 30th day of December, 2011.

My Commission Expires: Feb. 24, 2013

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KG:Carbine Hammer et ux.QCD