OWNER:
CHRIS A. LANDWEHR and
JOHN ROBERT FRITSCHEN
239 WINDSOR RIVER ROAD
WINDSOR, CA 95492

**SEND TAX BILLS TO:**
**NEW OWNER**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
**FILENO: 11-0616**

**FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED**

**Map & Parcel # 16210014300**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **ARKANSAS PARTNERS, LLC, an Arkansas limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **CHRIS A. LANDWEHR and JOHN ROBERT FRITSCHEN,** tenants in common ("Grantee"), their heirs and assigns, forever, all its interest in and to the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 143** on the plan of Brook-View Estates, Section 2, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 143, fronts 80.00 feet on the southerly margin of Brookview Drive and extends back 142.98 feet on the easterly line and 136.49 feet on the westerly line to a dead line in the rear, measuring 80.26 feet thereon.

Being the same property conveyed to ARKANSAS PARTNERS, LLC by deed from Alexandru Barbu and wife, Anisoara Barbu, dated December 7, 2006, and of record in Instrument No. 20061211-0152303, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the personal residence of the Grantor.

THIS IS IMPROVED PROPERTY, known as 560 & 562 Brookview Estates Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20120002381 DEEDQC
Recvd: 01/11/12 08:37 3 pgs
Fees:17.00 Taxes:0.00
20120111-0002722

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 4th day of ~~December, 2011~~ January, 2012.

**ARKANSAS PARTNERS, LLC**

BY: _____

CHRIS A. LANDWEHR, Trustee of the Landwehr Family Trust Dated November 25, 2002

ITS: Member

BY: JOHN R. FRITSCHEN IRA

By: _____

Authorized Officer, Exchange Bank, Custodian

ITS: Member

**SEE ACKNOWLEDGMENTS ATTACHED HERETO**

**********

The actual consideration given for this transfer is $ - 0 - .

_____

AFFIANT

Sworn to and subscribed to before me this the 5th day of ~~December~~ January, 2012.

_____

NOTARY PUBLIC

My commission expires: 10/18/15

GAIL S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

## ACKNOWLEDGMENT

State of California
County of Sonoma )

On 1/4/12 before me, Emily Mossi, notary public
(insert name and title of the officer)

personally appeared Chris A. Landwehr + John R. Fritschen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EMILY MOSSI
Commission # 1929817
Notary Public - California
Sonoma County
My Comm. Expires Apr 19, 2015