Prepared By:
Connie Lange
~~Bob Bickerstaff, Attny~~
~~AFFORDable Closings, LLC~~
~~211 Donelson Pike~~ 2708
~~Suite 215~~ Western Hills Drive
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120003079 DEEDQC
Recvd: 01/13/12 09:17 2 pgs
Fees:12.00 Taxes:0.00
20120113-0003556

THIS INSTRUMENT HAS BEEN PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITH NO TITLE EXAMINATION BEING PERFORMED, AND THE PARTIES HOLD AFFORDABLE CLOSINGS, LLC AND ITS UNDERWRITER, HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Vicki Cunningham 2704 Western Hills Drive Nashville, TN 37214	New Owner	71-15-81

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ronnie Cunningham, have this day bargained and sold, and does hereby transfer and convey unto the said *Vicki Cunningham, the Grantee(s) herein, his (successors), heirs and assigns, all their right title and interest in certain real estate in Davidson County, Tennessee as follows: *being the same person as Vickie Cunningham

SEE ATTACHED EXHIBIT "A"

This is improved (X) unimproved ( ) property, known as: 117 Eastmoreland Street
Nashville, TN 37207

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of January, 20~~08~~12.

Ronnie Cunningham
Ronnie Cunningham

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 bargainor(s), Ronnie Cunningham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 5th day of January, 20~~08~~12.

Connie Hooper
Notary Public

My Commission Expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00

(Affiant)

Connie Hooper
Notary

Commission Expires: _____

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

Exhibit "A"

Being lot number 35 on the map of Eastmoreland Place, or Record in Book 161, Page 170, Register's Office for said County.

Said lot number 35 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ronnie Cunningham and Vickie Cunningham by Deed of Record Instrument No. 20031003014610 4, Register's Office for Davidson County, Tennessee.