THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH GARNER et al 218 Diane Drive Madison, TN 37115	Same	Map 117-03-B Parcel 210.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to vest title in **KENNETH D. GARNER AND WIFE, PEGGY W. GARNER AND SUSAN L. GARNER, as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, we, **KENNETH D. GARNER AND WIFE, PEGGY W. GARNER**, by these presents do hereby quitclaim all of my interest unto **LARRY D. CRAIG, TRUSTEE**, his successors and assigns, as to the following described tract or parcel of land, to wit:

Situated in Davidson County, Tennessee, being Unit No. N-4 on the Revised Plan of the Villager Condominium Apartments, of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Kenneth D. Garner and wife, Peggy W. Garner by deed of record in Instrument No. 20040914-0110869, Register's Office for Davidson County, Tennessee.

This is the same legal description that is on the previous deed of record.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

This is improved property known as: 2601 Hillsboro Pike, #N-4, Nashville, TN 37215

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said **LARRY D. CRAIG, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **KENNETH D. GARNER AND WIFE, PEGGY W. GARNER AND SUSAN L. GARNER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, their heirs and assigns, the same interest in 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 6th day of February, 2012.

Kenneth D Garner
KENNETH D. GARNER

Peggy W. Garner
PEGGY W. GARNER

LARRY D. CRAIG, TRUSTEE

CTS\QUITCLAIM

BILL GARRETT, Davidson County
Trans:T20120009954 DEEDQC
Recvd: 02/09/12 10:41 2 pgs
Fees:17.00 Taxes:0.00
20120209-0011631

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 **KENNETH D.GARNER AND WIFE, PEGGY W. GARNER**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (s)he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 2012.

NOTARY PUBLIC

My commission expires: 9/3/2012

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 **Larry D. Craig, the Trustee**, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 2012.

NOTARY PUBLIC

My commission expires: 9/3/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to **KENNETH GARNER AND WIFE, PEGGY GARNER AND SUSAN L. GARNER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.**

AFFIANT

Sworn to and subscribed before me this 6th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

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