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 104-06-A Parcel 18.00

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 GARNER AND WIFE, PEGGY GARNER AND SUSAN L. GARNER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, we, **KENNETH GARNER AND WIFE, PEGGY 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. 306 on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, and amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for said County, to which plan reference is hereby made.
>
> Being the same property conveyed to Kenneth Garner and wife, Peggy Garner by deed of record in Instrument No. 20040721-0087445, Register's Office for Davidson County, Tennessee.
>
> This is the same legal description of 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: 3415 West End Avenue, Unit 306, Nashville, TN 37203

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 GARNER AND WIFE, PEGGY 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 GARNER

PEGGY 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
20120209-0011632

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 GARNER AND WIFE, PEGGY 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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