THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120015085 DEEDQC
Recvd: 03/01/12 10:42 2 pgs
Fees:12.00 Taxes:0.00
20120301-0017960

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chandra Bennett 4024 Pine Orchard Place Antioch, Tennessee 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	164-10-A-69CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SYLVESTER BENNETT**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **CHANDRA BENNETT**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 217, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Chandra Bennett and husband, Sylvester Bennett by Warranty Deed from Southern Home Builders of record in Instrument No. 200409280116888, dated 9/17/2004, Register's Office for Davidson County, Tennessee. Chandra Bennett and Sylvester Bennett are now divorced.

This is improved property known as **4024 Pine Orchard Place, Antioch, Tennessee 37013** .

Witness my hand this 23 day of **February, 2012**:

Sylvester Bennett

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 **SYLVESTER BENNETT**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23 day of February, 2012:

Notary Public

My Commission Expires: 11/04/13

VICTOR R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2012:

Notary Public

My Commission Expires: 11/04/13

VICTOR R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY