QUITCLAIM DEED

KELLY L. SIEBERT
MY COMMISSION EXPIRES
April 25, 2014

STATE OF TEXAS
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January 2012

Notary Public

MY COMMISSION EXPIRES: April 25, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geoffrey T. Taylor	Hometown Lenders, LLC	163040A21400CO
(NAME)	(NAME)	
3001 Hamilton Church Road, Condominium 214	12935 Hwy 231-431	Davidson County DEEDQC Recvd: 03/01/12 12:04 3 pgs Fees:17.00 Taxes:0.00 **20120301-0018043**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hazel Green, AL 35750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Launa Taylor, unmarried**, hereinafter called the Grantor(s), has quitclaimed unto **Geoffrey T. Taylor, unmarried**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Unit No. 214, as shown on the plan of Hamilton Crossing Townhomes, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Declaration of record in Instrument 200402120016945 and amended in Instruments 200402260022076 and 200503100026734, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Geoffrey Taylor and wife, Launa Taylor by Deed from U.S. Bank National Association as Trustee for Credit Suisse First Boston HEAT 2004-7, dated 10/24/2008 and filed for record on 11/17/2008 in Instrument 200811170113220, Register's Office for Davidson County, Tennessee.
The said Geoffrey Taylor and Geoffrey T. Taylor are one and the same person.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200402120016945, as amended of record in Instrument 200503100026734 and Instrument 200402260022076, said Register's Office.
By-Laws of record in Instrument 200402120016946, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200307310108672, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Chrystalynn Burnett and Derek Burnett (the foreclosed mortgagor) in the land or any claim that the foreclosure by Sebring Capital Partners LP (the original lender) is invalid.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3001 Hamilton Church Road, Condominium 214, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of January, 2012.

Launa Taylor

State of TEXAS
County of Collin

Personally appeared before me Launa Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~17th~~ 30th day of ~~February~~ January, 2012.

Notary Public
My Commission Expires: April 25, 2014

KELLY L. SIEBERT
MY COMMISSION EXPIRES
April 25, 2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

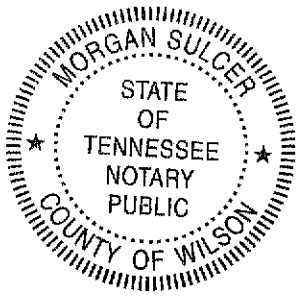
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013