BILL GARRETT, Davidson County
Trans:T20120016693 DEEDQC
Recvd: 03/07/12 08:39 1 pgs
Fees:12.00 Taxes:0.00
20120307-0019822

This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

Parcel No: **136-14-0 209.00**

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, That, **James A Peplinski, married**, party of the first part, for and in consideration of One Dollars ($1.00) cash in hand paid and other good and valuable consideration, does hereby bargain, sell, remise, release, quit claim and convey unto, **Jeffrey S Tinney, single**, all of his interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

Being Lot Number 6-B, on the Plan of Zone Lot Division of Lots 3, 4, 5 & 6, Harbor Gate, Section 1, of record in Plat Book 6200, Page 355, amending Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by virtue of Cash Deed dated 07/14/04 and recorded at Instrument No. 20040720-0086442 in the Register's Office for Davidson County, Tennessee. Grantor warrants that this property has never been used as his primary residence.

IN TESTIMONY WHEREOF I have executed this instrument this the 24 day of FEBRUARY 2012.

James A Peplinski
James A Peplinski

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me the undersigned Notary Public in and for said County and State, **James A Peplinski**, the named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Deed of Trust for the purposes therein contained.

WITNESS MY HAND and official seal of office in Davidson County, Tennessee, this 24th day of February, 2012.

Notary Public

My Commission Expires:_____

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

James A Peplinski
Affiant

JAYANTI M. PATEL
Commission # 1913989
Notary Public - California
Santa Clara County
My Comm. Expires Dec 18, 2014

Subscribed before me this 5th day of March, 2012.

Notary Public

My Commission Expires:
9-8-13 (seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address known as: 724 Holder Drive, Nashville, TN37217
Owner's Name: **Jeffrey S Tinney**
Owner's Address: 5217 Wagon Way, Fair Oaks, CA 95628
Mail Tax Bills To: Owner at Property Address

State of California,
County of SANTA CLARA
Subscribed and sworn to (or affirmed) before me on this 24th **day of** February, 2012 **by** JAMES A. PEPLINSKI
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

JAYANTI M. PATEL
Commission # 1913989
Notary Public - California
Santa Clara County
My Comm. Expires Dec 18, 2014