AFTER RECORDING RETURN TO:
Independence Title and Escrow Services, Inc.
416 High Street
Maryville, TN 37804
file # 12020053

THIS INSTRUMENT WAS PREPARED BY:
Independence Title and Escrow Services, Inc.
By: Kim Russell, Atty.
416 High Street
Maryville, TN 37804

For recording purposes only:

BILL GARRETT, Davidson County
Trans:T20120022838 DEEDQC
Recvd: 03/29/12 11:36 2 pgs
Fees:12.00 Taxes:0.00
20120329-0026733

Property Owner Name & Address:	Send Tax Bills To:	CLT No.
Michael E. Walrond Janis M. Walrond 5657 Chestnutwood Trail Hermitage, TN 37076	Carolina Bank, ISAOA/ATIMA 101 N Spring St 4th Floor Greensboro, NC 27401 Loan # 5059488	095-05-0A-100.00

QUIT CLAIM DEED

THIS INDENTURE, made this 23 day of March, 2012 between **MICHAEL E. WALROND**, resident of Davidson County, Tennessee ("Grantor") and **MICHAEL E. WALROND and wife, JANIS M. WALROND**, residents of Davidson County, Tennessee (collectively "Grantee"),

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to the Grantor in hand paid by the said Grantee, the receipt and legal sufficiency all of which are hereby acknowledged, the Grantor, has this day bargained, sold, released, quit claimed, transferred, and conveyed unto the Grantee all of the Grantor's right, title, and interest in and to the premises to-wit:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, Page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

THIS CONVEYANCE is made subject to restrictions, easements, setbacks, and other conditions recorded in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee.

ALSO SUBJECT to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED, AND PREPARER MAKES NO REPRESENTATION WHATSOEVER AS TO THE ADEQUACY OR ACCURACY OF THE DESCRIPTION OTHER THAN THAT IT WAS ACCURATELY TRANSCRIBED FROM THE SAID PRIOR DEED.

BEING and intending to be the same property conveyed to Michael E. Walrond, an unmarried man, by Warranty Deed dated 04/27/00 and recorded on 05/16/00 in Instrument Number 200005160049321, in the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS DEED IS TO CREATE A TENANCY BY THE ENTIRETIES IN THE GRANTEES PURSUANT TO TENNESSEE CODE ANNOTATED 66-1-109

And all of the estate, right, title, and interest of the Grantor herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims whatsoever to the said Grantee, their heirs and assigns forever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's Hand and Seal as of the date of first recited above.

× Michael E. Walrond

MICHAEL E. WALROND

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **MICHAEL E. WALROND**, with whom I am acquainted or proved to me on the basis of satisfactory evidence, that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 23 day of March, 2012.

Claudia Boyett
Notary Public

My Commission Expires:

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, **$ 0.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Janis M. Walrond
AFFIANT Janis M. Walrond

Subscribed and sworn to before me this the 23 day of March, 2012.

Claudia Boyett
NOTARY PUBLIC

MY COMMISSION EXPIRES:

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013