This Instrument Prepared By:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120025744 DEEDQC
Recvd: 04/09/12 14:55 2 pgs
Fees:12.00 Taxes:0.00
20120409-0030230

QUITCLAIM DEED

NEW OWNER:
Arlie D. Fugate
Jami J. Fugate
3217 Demetros Court
Nashville, TN 37217

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
136-5-0-A 97

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Arlie Daniel Fugate, unmarried, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Arlie D. Fugate and Jami J. Fugate, husband and wife, hereinafter called the GRANTEE, all right, title and interest, if any he may have, in the said property listed below:

Being Lot 54, on the Plan of BAYVIEW ESTATES, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arlie Daniel Fugate, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 23rd day of June, 2003 in Instrument No. 20030623-0086342, in the Register's Office of Davidson County, Tennessee

This is improved property located at 3060 3217 Demetros Court, Nashville, TN 37217.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 16th day of March, 2012.

ARLIE DANIEL FUGATE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Arlie Daniel Fugate, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

WITNESS my hand and official seal this 16th day of March, 2012.

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/28/15

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of March, 2012.

NOTARY PUBLIC

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/28/15

Return To:

Four Star Title, LLC
2508 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
