THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761
Tammy Upton

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Mark Brandon Gruber & Laurel F Gruber
5070 Cobblestone Creek Drive
Whites CreeK, TN 37189

Return To:
National Title Network Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677 188714

Property Tax ID#: 041010A07400CO

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, MARK BRANDON GRUBER, a married man, herein joined by his spouse, LAUREL F GRUBER, as Grantor, and MARK BRANDON GRUBER and LAUREL F GRUBER, Husband And Wife, Not As Tenants In Common, but As Joint Tenants, With Full Rights Of Survivorship, The Whole Estate To Vest In The Survivor In The Event Of The Death Of Either, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF COBBLESTONE CREEK PHASE TWO - "FIRST REVISION" OF RECORD AS INSTRUMENT #20060612-0069609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Mark Brandon Gruber, married, recorded August 28, 2008 in Instrument 20080828-0088428 in the Register's Office of Davidson County, Tennessee.

Property Address: 5070 COBBLESTONE CREEK DRIVE, WHITES CREEK, TN 37189

Witness my hand this the 10 day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120028085 DEEDQC
Recvd: 04/18/12 10:22 2 pgs
Fees:12.00 Taxes:0.00
20120418-0033017

MARK BRANDON GRUBER

LAUREL F GRUBER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARK BRANDON GRUBER and LAUREL F GRUBER, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

Barbara Collins

Notary Public BARBARA COLLINS

My Commission expires: Jan. 27, 2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.

Affiant's Name

Subscribed and sworn to before me this the 10 day of April, 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

Barbara Collins

Notary BARBARA COLLINS

My Commission expires: Jan. 27, 2015

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.