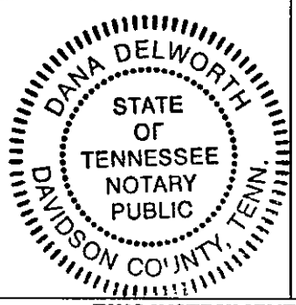
QUITCLAIM DEED



R-FAMC-12-3901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Cari Tiesl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew and Stacy Gardner (NAME)	**Franklin American Mortgage** (NAME)	
3901 Wallace Lane (ADDRESS)	**501 Corporate Centre Dr # 400** (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (CITY) (STATE) (ZIP)	**116-12-0-152.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Stacy Klein NKA Stacy Gardner, and Matthew Gardner, wife and husband**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Matthew R. Gardner and Stacy S. Gardner, husband and wife**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE FINAL PLAT OF WALLACE LANE CROSSING OF RECORD IN INSTRUMENT NUMBER 20040527-0062304, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STACY KLEIN AND MATTHEW GARDNER BY DEED FROM HIGHMARK AKA "HIGH MARK" CONSTRUCTION GROUP, INC. OF RECORD AT INSTRUMENT NO. 20090812-0075850, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 11, 2009.

THE SAID STACY KLEIN HAVING SINCE MARRIED AND NOW BEING KNOWN AS STACY S. GARDNER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3901 Wallace Lane Nashville, Tennessee 37215**

Witness my/our hand (s) this the **8th** day of **May, 2012.**

x _____
Matthew Gardner

x _____
Stacy Gardner

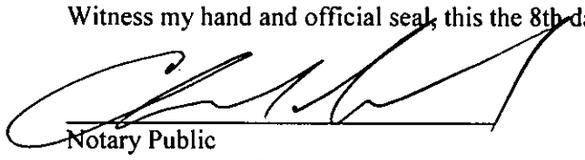
BILL GARRETT, Davidson County
Trans:T20120036495 DEEDQC
Recvd: 05/17/12 14:32 2 pgs
Fees:12.00 Taxes:0.00

20120517-0042947

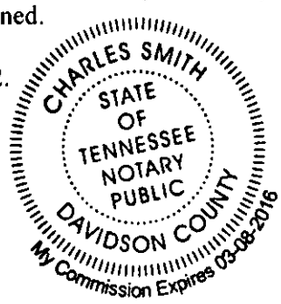
STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of May, 2012, before me personally appeared Matthew R. Gardner and Stacy S. Gardner, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2012.



Notary Public
My Commission Expires: _____



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212