THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

John Farkas
2120 Hartland Road
Franklin, TN 37069

Send Tax Bill to:
Owner

Map-Parcel Numbers:
72-13-45

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2012.

Notary Public

My Commission Expires:
09/09/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Farkas,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **John Farkas and Renee Farkas, Husband and Wife** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 21st day of May, 2012.

John Farkas

BILL GARRETT, Davidson County
Trans:T20120037860 DEEDQC
Recvd: 05/23/12 09:50 2 pgs
Fees:12.00 Taxes:0.00
20120523-0044647

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Farkas**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2012.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot 18, Irvington as shown on plat of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference made or a more particular description of said property.

Being the same property conveyed to John Farkas by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120523004646; said Register's Office.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed of record in Instrument No. 20120319-0023311; dated March 14, 2012; said Register's Office for Davidson County, Tennessee.