After Recording Retu[illegible] To:

This Instrument Prepared Under the Supervision OF:
Nancy Webber, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Return To:
American Freedom Assurance, Inc.
1205 Westlakes Drive Ste 250
Berwyn, PA 19312

BILL GARRETT, Davidson County
Trans:T20120043164 DEEDQC
Recvd: 06/12/12 09:13 2 pgs
Fees:12.00 Taxes:0.00
20120612-0051192

Map & Parcel:
17
2-12-D-46-CO

QUIT CLAIM DEED

[this deed is being executed to add spouse to title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}

New Owner/ Property Being Conveyed
Ryan Durst
Elizabeth Durst
7405 Lords Chapel Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 21 day of May, 2012, between RYAN DURST, a married man, joined by his spouse, ELIZABETH DURST, residing at 7405 Lords Chapel Drive, Nashville, Tennessee 37211, hereinafter referred to as "**Party of the First Part**" and RYAN DURST and ELIZABETH DURST, husband and wife, as tenants by the entireties, hereinafter referred to as "**Party of the Second Part**."

AKA Johnny Ryan Durst

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 486, AS SHOWN ON THE FINAL PLAT OF THE TOWN CENTER HOMES AT LENOX VILLAGE, SECTION 2, OF RECORD AS INSTRUMENT NO. 20050322-0031182 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO RYAN DURST, AN UNMARRIED MAN BY DEED RECORDED MARCH 31, 2006 AS INSTRUTMENT NUMBER 20060331-0036834 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 7405 Lords Chapel Drive, Nashville, Tennessee 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

RYAN DURST **ELIZABETH DURST**

STATE OF TENNESSEE }

COUNTY OF Davidson }

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

On this 21 day of May, 2012, before me personally appeared JOHNNY RYAN DURST and ELIZABETH DURST, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 3-3-2014

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

RYAN DURST

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

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

NOTARY PUBLIC

My Commission Expires: 3-3-2014

No title search was performed on the subject property by this preparer. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**