THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120043201 DEEDQC
Recvd: 06/12/12 09:40 2 pgs
Fees:12.00 Taxes:0.00
20120612-0051246

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Emily Leonard Southard and husband,		
Stuart Sloane Southard, Jr and John Leonard		
612 Maplewood Lane	**NEW OWNER**	**06106005400**
Nashville, Tennessee 37216		

WE, **Emily Leonard, now known as Emily Leonard Southard, married and John Leonard, married** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Emily Leonard Southard and husband, Stuart Sloane Southard, Jr. and John Leonard, married, as joint tenants with the right of survivorship,** in and to the following tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mapletop Gardens, of record in Instrument Number 20000211-0014172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emily Leonard and father, John Leonard, as tenants in common with right of survivorship, by Warranty Deed from Elizabeth M. Coty-Smith and husband, Randy Smith dated May 13, 2009 and filed on May 15, 2009 in Instrument Number 20090515-0044666, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 612 Maplewood Lane, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of May, 2012.

Emily Leonard nka Emily Leonard Southard
Emily Leonard, now known as Emily Leonard Southard

John Leonard
John Leonard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Leonard, now known as Emily Leonard Southard and John Leonard, the bargainors, 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 at office this 24th day of May, 2012.

Notary Public

My Commission Expires: 9/8/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2012.

Notary Public

My Commission Expires: 9/8/13