THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** KAREN ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15 day of June, 2012. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Sandra Suzanne Elmer and Michelle L. Miller 3003 Blakemore Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 1104.07-0-091.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Sandra Suzanne Elmer (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Sandra Suzanne Elmer and Michelle L. Miller, as joint tenants with rights of survivorship, their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 2 on the Plan of Fairfax Place as of record in Plat Book 547, page 138, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property further conveyed to Sandra Suzanne Elmer by quitclaim deed dated November 23rd, 2004 from Gerald G. Patterson, Trustee of record in Instrument Number 20041129-0141748. Being the same property conveyed to Richard I. King and wife, Suzanne Elmer-King by deed dated January 15, 1998 from Rebecca E. Clayton, unmarried, of record in Book 10764, page 642, and being further conveyed to Suzanne Elmer-King by quitclaim deed from Richard I. King of record in Instrument No. 20001211-0121775, Register's Office for Davidson County, Tennessee.

This is improved property known as 3003 Blakemore Avenue Nashville, TN 37212.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120044923 DEEDQC
Recvd: 06/18/12 15:10 2 pgs
Fees:12.00 Taxes:0.00
20120618-0053345

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of June, 2012.

Sandra Suzanne Elmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sandra Suzanne Elmer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014