THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF ~~SEPTEMBER~~ JULY, ~~2010~~ 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Vanda Martin and Tera Todd (NAME)	Same as new owner (NAME)	043-12-0-055.00
1130 Pinehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **A.P. TODD**, hereinafter called **"GRANTOR"**, by these presents, does hereby quitclaim and convey unto **VANDA MARTIN and TERA TODD**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

BEING a parcel of land situated in the Second Civil District of Davidson County, Tennessee, and being a part of the east part of Lot No. 9 of Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey prepared by R.L. Montoya Land Surveying, Inc.

BEGINNING at an iron pin in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this parcel and the most southeasterly corner of the Vernia E. Freeman property as evidenced in Deed Book 4327, Page 109, R.O.D.C., TN; thence running with the common line of the Freeman property and this herein described parcel North 53 deg. 20' 48" East and passing a witness rod set at 100.00 feet for a total distance of 171.40 feet to a point in the southwesterly boundary of the Dept. of the U.S. Army Corps. of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.55 feet to a point; thence leaving said boundary South 53 deg. 20' 00" West and passing a witness rod set at 77.90 feet for a total distance of 185.6 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with the northeasterly margin of said Drive, North 37 deg. 02' 00" West 50 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to A. P. Todd by deed from Mary E. R. Witherspoon and husband, John D. Witherspoon, dated May 26, 1999 and recorded on May 27, 1999 in Book 11497, page 848, Register's Office, Davidson County, Tennessee; and further conveyed to A.P. Todd, Vanda Martin & Tera Todd, as joint tenants, by quitclaim deed dated October 26, 2007 and recorded on October 29, 2007 in Instrument No. 20071029-0127176, said Register's Office; and further conveyed to A.P. Todd by quitclaim deed dated March 28, 2008 and recorded on April 14, 2008 in Instrument No. 20080414-0037560, said Register's Office.

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

This is **improved** property known as 128 Vandiver Drive, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20120049729 DEEDQC
Recvd: 07/06/12 08:40 2 pgs
Fees:12.00 Taxes:0.00

20120706-0059297

WITNESS my/our hands this 3 day of ~~September, 2010~~ July, 2012.

A.P. TODD

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared A.P. TODD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 3 day of ~~September, 2010~~ July, 2012.

Notary Public

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN