****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Foundation Title And Escrow, LLC
30 Burton Hills Blvd., Ste. 185
Nashville, TN 37215

STATE OF Tennessee
County of Davidson
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2012

Notary Public
My Commission Expires

Davidson County Notary Public State of Tennessee Lowhorn

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Deborah Seaton	Mortgage Investors Group	096-09-0-B 014.00 CO
And David Broome	8320 East Walker Springs Lane	
3028 Whitland Crossing Drive	Knoxville, TN 37909	
Nashville, TN 37214		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Deborah Seaton, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Deborah Seaton and husband, David Broome, GRANTEE, all right, title and interest in the said property listed below:
Land in Davidson County, Tennessee, being Lot No. 3028, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument Number 20070703-0079564 as amended in Instrument No. 20070712-0083113 and 20070816-0098067 and 20101026-0085599, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Seaton by Warranty Deed from J2K Builders, LLC, dated April 9, 2012 and filed in Instrument Number 20120413-0031644, said Register's Office.

The purpose of this conveyance is creating tenants by the entirety.
This is improved property located at 3028 Whitland Crossing Drive, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
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:T20120054144 DEEDQC
Recvd: 07/24/12 09:36 2 pgs
Fees:12.00 Taxes:0.00
20120724-0064826

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this ____ day of July, 2012.

Deborah Seaton

Deborah Seaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Seaton the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2012

JOANNA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joanna Wittenberg

Notary Public
My commission expires: 9/8/2013