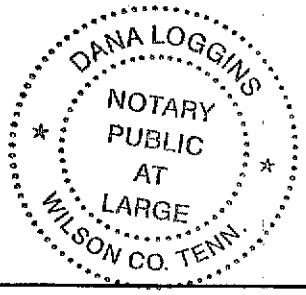
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita Marino	Franklin American Mortgage Company	14904015400
(NAME)	(NAME)	
2579 Willowbranch Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sabrina DiToro and husband, Lucio DiToro**, hereinafter called the Grantor(s), has quitclaimed unto **Anita Marino, an unmarried woman and Sabrina DiToro, and husband Lucio Ditoro**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 475, on the plan of Edge-O-Lake Estates, Section Seven, of record in Plat Book 3700, Page 79, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sabrina DiToro, married and Anita Marino, a single woman as tenants in common with right of survivorship by Deed from Pamela S. Robinson Stephens a single woman, dated 05/13/2005 and filed for record on 05/17/2005 in Instrument 200505170055631, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Sabrina DiToro and husband Lucio DiToro by Deed from Sabrina DiToro and Anita Marino, dated 12/01/2005 and filed for record on 12/02/2005 in Instrument 200512020144913, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 79, said Register's Office.
Restrictions of record in Book 4042, Page 720, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

Davidson County DEEDQC
Recvd: 08/02/12 09:33 3 pgs
Fees:17.00 Taxes:0.00
20120802-0068311

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2579 Willowbranch Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 26th day of July, 2012.

Sabrina DiToro

Lucio DiToro

State of Tennessee
County of Wilson

Personally appeared before me Sabrina DiToro and husband, Lucio DiToro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2012.

Notary Public
My Commission Expires: 8/5/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

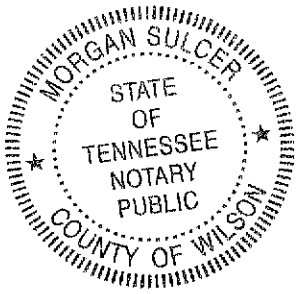
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013