(3)

BILL GARRETT, Davidson County
Trans:T20120057575 DEEDQC
Recvd: 08/03/12 14:03 2 pgs
Fees:12.00 Taxes:0.00
20120803-0069160

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donald Stec 324 Landings Way Mount Juliet, TN 37122	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	087-02-0A-022.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DEBRA LYNNE STEC**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **DONALD STEC**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat of Cobblestone Landing Phase 1, as shown by plat of record in Instrument No. 200508220099471, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald Stec and Debra Lynne Stec, husband and wife, by Warranty Deed, from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20080502-0045158, Register's Office for Davidson County, Tennessee, dated April 30, 2008, and recorded May 2, 2008.

This is improved property known as **324 Landings Way, Mount Juliet, Tennessee 37122 .**

Witness my hand this 25th day of **July, 2012**:

Debra Lynne Stec
Debra Lynne Stec

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF Lexington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBRA LYNNE STEC**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of July, 2012.

Notary Public

My Commission Expires: 10-1-2018

JOHN K. EDIE NOTARY PUBLIC SOUTH CAROLINA