THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20120058197 DEEDQC
Recvd: 08/06/12 15:50 2 pgs
Fees:12.00 Taxes:0.00
20120806-0070003

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Derek R. Sanders Leigh Anne Sanders 1408 Janie Avenue Nashville, TN 37216	New Owner(s)	072-04-0-255.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Derek R. Sanders, a Married Man**, and **Leigh Anne Castleman NKA Leigh Anne Sanders, A Married Woman**, as Grantor(s), by these presents does hereby quitclaim and convey unto **Derek R. Sanders and Leigh Anne Sanders, Husband and Wife,** his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19 of Block E on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek R. Sanders, an unmarried man and Leigh Anne Castleman, an unmarried woman by Warranty Deed from Matthew W. Carver and wife, Julia M. Carver of record at Instrument No. 20110902-0068487, Register's Office for Davidson County, Tennessee, dated September 1, 2011.

Being the same property conveyed to Matthew W. Carver and Wife, Julia M. Carver by Special Warranty Deed from Wachovia Mortgage Corp., fka First Union Mortgage Corporation of record at Instrument No. 20040322-0031873, Register's Office for Davidson County, Tennessee, dated March 04, 2004.

This is improved property known as 1408 Janie Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31st day of July, 2012. Carmen Coats

My commission expires: 9-9-2014 (Affix Seal)

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Affiant

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2012.

Derek R. Sanders

Leigh Anne Castleman NKA Leigh Anne Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek R. Sanders and Leigh Anne Castleman NKA Leigh Anne Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY