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

BILL GARRETT, Davidson County
Trans:T20120063611 DEEDQC
Recvd: 08/24/12 14:34 1 pgs
Fees:12.00 Taxes:0.00
20120824-0076502

[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

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Ann Etter and David M. Etter 808 Musket Trail Nashville, TN 37217	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	135-16A-3-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, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **MARY ANN ETTER**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **DAVID M. ETTER**, hereinafter called the Grantee, my husband, his heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the plan of Subdivision fo Tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, page 186, Register's Office for Davidson County, State of Tennessee.

Being the same property conveyed to Mary A. Etter and husband, David M. Etter by deed from Charles Max Bran and wife, Janet Lynn Bran at Instrument No. 20060503-0051040, filed on 05-03-06, and the same property further conveyed to Mary A. Etter by Quit Claim Deed from Mary A. Etter and David M. Etter at Instrument No. 20090202-0008602, filed on 02-02-09, said Register's Office. Mary A. Etter and Mary Ann Etter are the same person.

This is improved property known as **808 Musket Trail, Nashville, Tennessee 37217**.

Witness my hand this 16 day of **August, 2012**:

Mary Ann Etter
MARY ANN ETTER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY ANN ETTER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 16 day of August, 2012:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2012.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON