This instrument was prepared by:

Matt Maniatis, Esq.
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send Tax Bills To:

Maria Walters
1505 Beauna Court
Madison, TN 37115

MAP-PARCEL #:

MAP 53-9/109

Address of new owner:
1505 Beauna Court,
Nashville, TN 37115

BILL GARRETT, Davidson County
Trans:T20120063742 DEEDQC
Recvd: 08/27/12 08:45 3 pgs
Fees:17.00 Taxes:0.00
20120827-0076662

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration for this transfer or value of the property (whichever is greater) is $1.00.

Nora Chavira
Notary Public
Maricopa County, Arizona
My Comm. Expires 1-2-2016

Michael Walters
Affiant

Subscribed and sworn before me this 22nd day of 2012.

Notary Public

My commission expires: 01/02/16.

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of August, 2012, between Michael J. Walters hereinafter referred to as the "Grantor" and Maria Walters hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, as part of a mutual Agreement and for other good and valuable consideration, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit: 641 Des Moines Drive, Hermitage, TN 37076, described more specifically as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Beauna 8250, page 879, in the Register's Office for Davidson County, Tennessee, to which plta reference is hereby made for a more particular description.

Being the same property conveyed to Matthew J. Stauder and wife, Heather R. Stauder in Instrument No. 200004180038801, record 4/18/00, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his/her rights, title and interest in and to the above describe real

property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Grantor

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, a Notary Public in and for said County and State, the Grantor, Michael John Walters, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

Subscribed ~~and~~ sworn before me this 22nd day of 2012.

My commission expires: 01/02/16.

Notary Public

Nora Chavira
Notary Public
Maricopa County, Arizona
My Comm. Expires 1-2-2016

Exhibit A

Bk 34

Davidson County DEEDWARR
Recvd: 04/14/05 08:44 2 pgs
Fees:13.00 Taxes:499.50

20050414-0041492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

April 11, 2005

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires:
March 22, 2008

My commission expires: 3.22.08

STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:		
Grissim Title & Escrow, LLC		
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Maria D. Walters 1505 Beauna Court Madison, TN 37115	MARKET STREET MORTGAGE 213 OVERLOOK CIRCLE, STE A4 BRENTWOOD, TN 37027	MAP 53-9/109

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, MATTHEW J. STAUDER AND WIFE, HEATHER R. STAUDER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, MARIA D. WALTERS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 2, on the Plan of Beauna 8250, page 879, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Matthew J. Stauder and wife, Heather R. Stauder in Instrument No. 200004180038801, recorded 4/18/00, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:1505 Beauna Court, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS, this date: APRIL 11, 2005

x Matthew Stauder

x Heather R. Stauder