QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/11/12 13:13 3 pgs
Fees:17.00 Taxes:0.00
20120911-0082410

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 4th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-6-13

(AFFIX SEAL)

MEGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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
Megan N. Light	Peoples Home Equity Inc.	06107002400
(NAME)	(NAME)	
913 Broadmoor Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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, I **Nathan Spears** , hereinafter called the Grantor(s), has quitclaimed unto **Megan N. Light and Nathan Spears, wife and husband** , 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. 3, Block I, on the Map of Broadmoor, Section 2, as of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Nathan Spears by Deed from Federal Home Loan Mortgage Corporation, dated 10/12/2009 and filed for record on 12/03/2009 in Instrument 200912030110666, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 547, Page 174, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Donna R. Duensing (the foreclosed mortgagor) in the land or any claim that the foreclosure by Countrywide Home Loans Inc. (the original lender) is invalid.
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 and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 913 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-10205
SMG TN QuitClaim Deed

Witness my hand this 4th day of September, 2012.

Nathan Spears

State of Tennessee
County of Wilson

Personally appeared before me Nathan Spears, 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 4th day of September, 2012.

Notary Public
My Commission Expires: 8/3/15

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

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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.

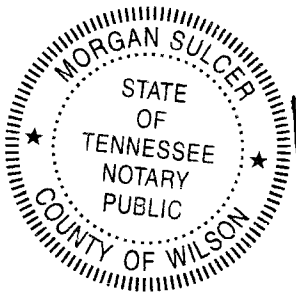
Attorney or Custodian

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