THIS INSTRUMENT WAS PREPARED BY: **Signature Title Services, LLC** **117 Two Mile Pike** **Goodlettsville, TN 37072** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-. Affiant SUBSCRIBED AND SWORN TO BE ME, THIS 4th DAY OF October 2012. Notary Public My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner:	Send Tax Bill To:	Map/Parcel Numbers:
LISA DOLLAR **219 NIX DRIVE** **MADISON, TN 37115**	**New Owner**	**04306009700**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT DEMENT, A MARRIED MAN** "GRANTORS", by these presents, does hereby quitclaim and convey unto **LISA DOLLAR, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows: Being the southerly 60 feet of Lot No. 39 on a revised unrecorded plan of Tract No. 14 of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being described according to a survey made by Rocky L. Montoya, dated August 19, 1988, as follows: Being the westerly margin of Nix Drive at the northeast corner of the property conveyed to Maxine A. Baker and wife, by deed from J.B. Kennaston and wife, of record in Book 1783, page 638, said Register's Office; thence with said Baker's northern boundary line westerly 175 feet to a point in the easterly boundary line of Lot No. 57 on said survey; thence at a right angle and parallel with said Baker's northern boundary line, easterly 175 feet to the westerly margin of said drive; thence with the westerly margin of said drive southerly 60 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM MCCLANAHAN BY SPECIAL WARRANTY DEED FROM Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11 DATED 10/17/11 AND RECORDED ON 10/24/11 IN INSTRUMENT NO. 20111024-0082270, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER Being the same property conveyed to LISA DOLLAR, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROPERTY from WILLIAM MCCLANAHAN, AN UNMARRIED MAN by Warranty Deed dated 10/04/12 and recorded on 10-8-12 in Instrument # 20121008009179 3, Book _____, Page _____, in the Register's Office of DAVIDSON County, Tennessee.

This is **improved** property known as **219 NIX DRIVE, MADISON, TN 37115.**

WITNESS our hands this 4th of October, 2012.

Robert Dement

ROBERT DEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ROBERT DEMENT**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

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

JANA D. DRUMM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20120076078 DEEDQC
Recvd: 10/08/12 09:58 1 pgs
Fees:12.00 Taxes:0.00

20121008-0091795

Jana Drumm
Notary Public

My commission expires: MARCH 1, 2016

MY COMMISSION EXPIRES