QUITCLAIM DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-FAMC-12-7040

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa and Jeffrey Starkey	**Franklin American Mortgage**	
(NAME)	(NAME)	
7040 Wild Iris Drive	**501 Corporate Centre Dr # 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	**142-15-0E-11.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Melissa J. Starkey FKA Melissa J. Kerpan and Jeffrey S. Starkey, wife and husband** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Melissa J. Starkey and Jeffrey S. Starkey, wife and husband**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF WILDFLOWER PLACE AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 444, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 10638, PAGE 498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA J. KERPAN AND JEFFREY S. STARKEY, WIFE AND HUSBAND BY DEED FROM RUDOLF MATHIS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20100223-0013712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 16, 2010. THE SAID MELISSA J. KERPAN HAVING SINCE MARRIED AND NOW BEING KNOWN AS MELISSA J. STARKEY.

BEING THE SAME PROPERTY CONVEYED TO RUDOLF MATHIS, UNMARRIED BY DEED FROM PATRICIA P. MCDONALD, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20050418-0042681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 13, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved**
property known as **7040 Wild Iris Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the _____ day of **October, 2012.**

Melissa J. Starkey

Jeffrey S. Starkey

BILL GARRETT, Davidson County
Trans:T20120078112 DEEDQC
Recvd: 10/15/12 12:33 2 pgs
Fees:12.00 Taxes:0.00
20121015-0094202

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of October, 2012, before me personally appeared Melissa J. Starkey and Jeffrey S. Starkey, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of October, 2012.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03-08-2016

My Commission Expires:
RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212