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:T20120078735 DEEDQC
Recvd: 10/16/12 15:29 1 pgs
Fees:12.00 Taxes:0.00
20121016-0094962

[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#:
Chad Morgan and Sarah Hicks 401 Claircrest Drive Antioch, Tennessee 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	162-10-B-2 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, **CHAD MORGAN**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SARAH HICKS**, hereinafter called the Grantee, my wife, her 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, being Lot No. 2 on the Revision to Units 1 through 7, of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, page 486, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chad Morgan, unmarried, by Warranty Deed from Edward A. Smith of record in Instrument 200601180006787, dated 1/13/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **401 Claircrest Drive, Antioch, Tennessee 37013 .**

Witness my hand this 1st day of **October, 2012**:

CHAD MORGAN

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 **CHAD MORGAN**, 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 1st day of October, 2012.

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

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2012.

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

Notary Public

My Commission Expires: 6.3.14