QUITCLAIM DEED

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 22nd DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 7, 2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-FAMC-12-929

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)
ANDREW BARTLETT HOBBS et ux	**Franklin American Mortgage**	
(NAME)	(NAME)	
929 Lawrence Avenue	**501 Corporate Centre Dr # 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Franklin, TN 37067**	**105-13-0-314.00**
(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 **Andrew Bartlett Hobbs and Clare Simone Hobbs FKA Clare Simone Nehra, husband and wife** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Andrew Bartlett Hobbs and Clare Simone Hobbs, husband and wife**, 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. 2 ON THE PLAN OF WALDKIRCH SUBDIVISION OF LOTS NOS. 8 & 9 ON THE W.L.B. LAWRENCE PLAN, OF RECORD IN PLAT BOOK 421, PAGE 90, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW BARTLETT HOBBS AND CLARE SIMONE NEHRA, HUSBAND AND WIFE BY WARRANTY DEED FROM MICHAEL B. ELLER AND TAMMY ELLER, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20110505-0034739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 2011.BEING THE SAME PROPERTY CONVEYED TO MICHAEL B. ELLER AND WIFE, TAMMY ELLER BY WARRANTY DEED FROM WILLIE P. CARNEY OF RECORD AT INSTRUMENT NO. 20070202-0014333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2007.

The said Clare Simone Nehra having since married and now being known as Clare Simone Hobbs.

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

This is ( ) **unimproved** (X) **improved** property known as **929 Lawrence Avenue Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22nd day of **October, 2012.**

Andrew Bartlett Hobbs

Clare Simone Hobbs

BILL GARRETT, Davidson County
Trans:T20120082147 DEEDQC
Recvd: 10/29/12 16:02 2 pgs
Fees:12.00 Taxes:0.00
20121029-0099101

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2012, before me personally appeared Andrew Bartlett Hobbs and Clare Simone Hobbs, husband and wife 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 22nd day of October, 2012.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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