BILL GARRETT, Davidson County
Trans: T20120083232 DEEDQC
Recvd: 11/01/12 10:10 2 pgs
Fees: 12.00 Taxes: 0.00
20121101-0100381

This instrument prepared by:
Lender's Title & Escrow LLC
225-A Dunbar Cave Road
Clarksville, TN 37043

QUITCLAIM DEED

***THIS DEED*, made and entered into this the 25 day of October, 2012**, by and between **JAMES D. YATES,** hereinafter known as the Party of the First Part, and **JANICE F. YATES,** hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Party of the Second Part, her heirs and assigns, all his rights, title and interest in and to the hereinafter described real estate located in the **District of Davidson County, Tennessee, and described as follows:**

Land in Davidson County, Tennessee, being Unit No. 141, on the Plan of Phase One, Stoner's Glen, a Horizontal Property Regime with Private Elements, of record in Instrument # 20000526-0052598, as corrected by Surveyor's Certificate of Correction in Instrument # 20010117-0005055, Register's Office for said Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Yates and wife, Janice F. Yates by Warranty Deed dated March 12, 2007 from Stephen T. Gudis and his wife, Beth Ann Musiker Gudis of record in Instrument # 20070314-0030864, Davidson County, Tennessee Register of Deeds.

Tax ID: 75 15A 141.00 CO

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared without the benefit of a title examination. Preparer makes no representations as to the status of the title.

WITNESS the following signature on this day and year first above written.

Grantor:

James D. Yates

James D. Yates

STATE OF TENNESSEE:
COUNTY OF Davidson **:**

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, James D. Yates, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25 day of October, 2012.

Notary Public

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

My commission expires: 3-4-2014

STATE OF TENNESSEE:
COUNTY OF Sullivan **:**

I, the undersigned, swear or affirm that the transfer of the foregoing property is an adjustment of property rights between divorcing parties and is, therefore, exempt from recordation tax pursuant to T.C.A. 36-4-129 (c) .

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31 **day of October, 2012.**

Notary Public

PATRICIA M. BARNHART
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My commission expires: 4.19.2016

NAME AND ADDRESS OF PROPERTY OWNER:
Janice F. Yates
141 Stoners Glen Drive
Hermitage, TN 37076

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Peoples Home Equity
2685 N. Mount Juliet Road
Mount Juliet, TN 37122