QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120084057 DEEDQC
Recvd: 11/05/12 08:26 2 pgs
Fees:12.00 Taxes:0.00
20121105-0101367

R-STM-12-3001

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 24th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Stephanie and Benjamin Love	**SunTrust Mortgage, Inc**	
(NAME)	(NAME)	
3001 Hamilton Church Rd, Unit 513	**901 Semmes Ave**	
(ADDRESS)	(ADDRESS)	**163040A51300CO**
Antioch, TN 37013	**Richmond, VA 23224**	
(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 **Stephanie Love FKA Stephanie Anderson, married**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Stephanie Love and Benjamin Love, 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 UNIT NO. 513 OF HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS DESCRIBED ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040212-0016945, AS AMENDED IN INSTRUMENT NO. 20040226-0022076, INSTRUMENT NO. 20050310-0026734, INSTRUMENT NO. 20050701-0075731, AND INSTRUMENT NO. 20060206-0014793, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIEL ANDERSON, UNMARRIED AND STEPHANIE PARRY, UNMARRIED BY DEED FROM R. J. YORK HOMES, LLC OF RECORD IN INSTRUMENT NO. 20050524-0058704, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2005 AND RECORDED MAY 24, 2005. THE SAID DANIEL ANDERSON AND STEPHANIE PARRY HAVING SINCE MARRIED AND STEPHANIE PARRY NOW BEING KNOWN AS STEPHANIE ANDERSON. THE SAID DANIEL ANDERSON AND STEPHANIE ANDERSON HAVING SINCE DIVORCED AND BY THE TERMS OF THE DIVORCE DECREE AND MARITAL DISSOLUTION AGREEMENT, CIVIL ACTION NO. 07D-3114, CIRCUIT COURT, DANIEL ANDERSON BY QUITCLAIM DEED HAS CONVEYED HIS INTEREST INTO STEPHANIE ANDERSON OF RECORD IN INSTRUMENT 20080130-0009366, DATED JANUARY 11, 2008 AND RECORDED JANUARY 30, 2008. THE SAID STEPHANIE ANDERSON HAVING SINCE MARRIED AND NOW BEING KNOWN AS STEPHANIE LOVE.

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

The said Benjamin Love joins herein to convey any and all marital interest he may have in the subject property.

This is
( ) unimproved
( ) improved
property known as **3001 Hamilton Church Rd, Unit 513 Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **24th** day of **October, 2012.**

Stephanie Love

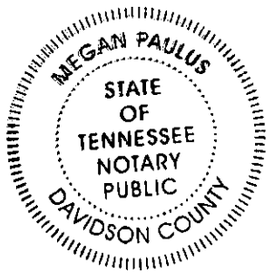
Benjamin Love

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of October, 2012, before me personally appeared Stephanie Love and Benjamin Love, 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 24th day of October, 2012.

Notary Public
My Commission Expires: 1-9-16



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