24377-3
Box 14

| QUITCLAIM DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20120085434 DEEDQC<br>Recvd: 11/08/12 10:02 2 pgs<br>Fees:12.00 Taxes:0.00<br>20121108-0103133 | The actual consideration for this transfer is $ -0- .<br>Affiant<br>Subscribed and sworn to before me, this the 2nd day of November, 2012.<br>Notary Public<br>My commission expires: 2/24/13<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lisa H. Lancaster** | **Fifth Third Mortgage Company** | **Map 102-16-0, Parcel 083.00** |
| **6100 Hickory Valley Road** | **5001 Kingsley Dr, MD1MOB2T** | |
| **Nashville, TN 37205** | **Cincinnati, OH 45227** | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

## James A. Lancaster

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

## Lisa H. Lancaster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hillwood Estates, Section 7, of record in Plat Book 2133, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof;**

**AND further described by Staked Survey by John Kohl and Company P.C. dated June 10, 2003, Surveyor License No. 855, File/Job No. 57781-382, a copy of which is attached as Exhibit "A" to the Deed of record in Instrument No. 20030714-0098077, said Register's Office.**

**BEING the same property conveyed to James A. Lancaster and spouse, Lisa H. Lancaster, by Warranty Deed dated June 11th, 2003, from Brad Bolton and wife, Teresa Bolton, of record in Instrument No. 20030714-0098077, Register's Office for Davidson County, Tennessee. Said parties having since divorced by Final Decree of Divorce of record in Docket No. 11D-3483, Fourth Circuit Court for said County.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; All matters shown on the property survey for James A. Lancaster of record in Instrument No. 20030714-0098077; and taxes for the current year which have been paid and assumed by the Grantee(s) herein.**

This is Improved (_X__) Unimproved (____) property, known as: **6100 Hickory Valley Road, Nashville, TN 37205**

Witness my/our hand(s) this **2nd** day of **November, 2012.**

**James A. Lancaster**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Lancaster ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2012.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/2[illegible]