QUITCLAIM DEED



L-QCD-12-4427

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 19th DAY OF September 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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)
Shaun Shankel	Shaun Shankel	
(NAME)	5556 Hill Rd. (NAME)	
4901 Roselawn Circle	~~4901 Roselawn Circle~~	
(ADDRESS)	Brentwood, TN 37027 (ADDRESS)	
Nashville, TN 37215	~~Nashville, TN 37215~~	13209002000
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SHAUN SHANKEL, A MARRIED MAN AND MAXWELL A. RAMSEY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **F. REID SHIPPEN, A MARRIED MAN (49% UNDIVIDED INTEREST), SHAUN SHANKEL, A MARRIED MAN (49% UNDIVIDED INTEREST) AND MAXWELL A. RAMSEY, A MARRIED MAN (2% UNDIVIDED INTEREST), ALL AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR 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 UNRECORDED PLAN OF MRS. O. A. ALLEN'S SUBDIVISION OF THE HIRSIG TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR AS FOLLOWS:

BEGINNING IN THE CENTER OF LEA AVENUE AT A POINT NORTH 2 DEGREES 30 MINUTES 400.00 FEET FROM THE CENTER OF BATTERY ROAD, SAID POINT BEING THE CORNER OF LOT NOS. 1 AND 2 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 215.0 FEET; THENCE NORTHWARDLY 100.00 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTEWARDLY 214.34 FEET TO THE CENTER OF LEA AVENUE; THENCE WITH SAID AVENUE, SOUTH 2 DEGREES 30 MINUTES WEST, 100.00 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHAUN SHANKEL, A MARRIED MAN, AND MAXWELL A. RAMSEY, A MARRIED MAN, BY DEED FROM CASH FURNACE, LLC FILED FOR RECORD ON AUGUST 7, 2009 IN INSTRUMENT NO. 20090807-0074545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE.

BILL GARRETT, Davidson County
Trans:T20120085647 DEEDQC
Recvd: 11/08/12 15:01 2 pgs
Fees:12.00 Taxes:0.00
20121108-0103420

This is
( ) unimproved
(X) improved

property known as **4427 Lealand Lane Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 19th day of **September 2012.**

Shaun Shankel

Maxwell A. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th day of September 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19 day of September 2012.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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