Prepared by:
Cain & Associates, PLLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2012.

Notary Public
My commission expires: March 08, 2016

LESLIE C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 08, 2016
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Clarence L. Duncan	Franklin American Mortgage	150-12-C-2.00C0
3505 Mount View Ridge Drive	501 Corporate Centre Drive, Suite 400	
Antioch, TN 37013-1458	Franklin, Tennessee 37067	

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarence L. Duncan, Jr. and Tanya Duncan,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Clarence L. Duncan, Jr.** his heirs and assigns, the Grantors' entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Book 11700, Page 36, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Clarence L. Duncan by deed from Kevin P. Fogarty and Rachel J. Devore of record in Instrument No. 20120425-0035380 Register's Office for Davidson Tennessee, dated April 25, 2012.

This property is improved property known as 3505 Mr. View Ridge Drive, Antioch, TN 37013.

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

BILL GARRETT, Davidson County
Trans:T20120086241 DEEDQC
Recvd: 11/13/12 09:37 2 pgs
Fees:12.00 Taxes:0.00
20121113-0104057

WITNESS my hands this 2nd day of NOVEMBER, 2012.

Clarence L. Duncan

Tanya Duncan

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 **Clarence L. Duncan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 2nd day of NOVEMBER, 2012.

Notary Public

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 08, 2016 DAVIDSON COUNTY

My Commission expires: MARCH 08, 2016

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

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

Notary Public

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 08, 2016 DAVIDSON COUNTY

My Commission expires: MARCH 08, 2016

FILE NO: 2012032016