THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12102169**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of November 2012. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

BILL GARRETT, Davidson County
Trans:T20120090549 DEEDQC
Recvd: 11/28/12 10:49 2 pgs
Fees:12.00 Taxes:0.00

20121128-0109150

QUITCLAIM DEED

Address New Owner: Joel N. Hartz and Michelle Ann Lanzen Hartz 4217 Saunders Avenue Nashville, TN 38216	Send Tax Bills To: New Owner	Tax Information: 061-06-0-116.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joel N. Hartz, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Joel N. Hartz and Michelle Ann Lanzen Hartz, husband and wife** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, SAUNWOOD, as shown on plat of record in Plat Book 2083, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel N. Hartz, unmarried by Warranty Deed from Antoine F. Buchanan and wife, Jolanda K. Buchanan, recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065304, in the Register's Office of Davidson County, Tennessee.

Joel N. Hartz and Joel Hartz being one and the same person.

This is improved property known as 4217 Saunders Avenue Nashville, TN 38216.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2012.

Joel N. Hartz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joel N. Hartz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November, 2012.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015