QUITCLAIM DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

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 ME ON THE 27th DAY OF NOVEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, Esq., 256 Seaboard Lane, G-104, Franklin, TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
JAMES DILLON WILCHER	Same	MAP: 13311019500
216 Shawn Drive		Parcel:
Nashville, TN 37211	,	

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

RANDAL W. WILCHER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY ALL OF MY INTEREST UNTO:

JAMES DILLON WILCHER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 181 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION III, OF RECORD IN PLAT BOOK 3700, PAGE 93, SAID REGISTER'S OFFICE FOR WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM RECONTRUST COMPANY, N.A., SUBSTITUTE TRUSTEE, TO RANDAL WILCHER OF RECORD IN INSTRUMENT NO. 20120907-0081044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NO TITLE SEARCH WAS PREFORMED. SOURCE OF TITLE PROVIDED BY THE PARTIES HEREIN.

ADELE WILCHER, SPOUSE OF RANDAL W. WILCHER DOES NOT JOIN IN THIS CONVEYANCE AS THIS IS INVESTMENT PROPERTY ONLY AND IS NOT, NOR HAS EVER BEEN HER PRIMARY RESIDENCE.

This is improved property known as 216 Shawn Drive, Nashville, TN 37211

Witness My hand on this 27th day of November, 2012

Randal W. Wilcher

Davidson County DEEDQC
Recvd: 11/28/12 14:05 2 pgs
Fees:12.00 Taxes:0.00
20121128-0109337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Randal W. Wilcher the bargainor(s), 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 Franklin, Tennessee , this 27th day of November, 2012

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

