Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Freedom Title Services
109 Hazel Path, Suite 2
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120092837 DEEDQC
Recvd: 12/05/12 10:25 2 pgs
Fees:12.00 Taxes:0.00
20121205-0111841

MAP.GROUP.PARCEL: 071-11-0/098.00

NEW OWNERS:
MATTHEW & KATHERINE PILCHER
320 EDITH AVE.
NASHVILLE, TN 37207

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **DEAN HIBBS,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **MATTHEW B. PILCHER AND WIFE, KATHERINE J. PILCHER,** their heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERN 1/2 OF LOT NO. 34 ON THE PLAN OF TRINITY HEIGHTS SUBDIVISION, RECORDED IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEAN A. HIBBS BY DEED FROM KIMBERLY SMITH AND ROBERT SMITH DATED JUNE 14TH, 2012 AND OF RECORD IN INST. NO. 20120619-0053594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 318 EDITH AVENUE, NASHVILLE, TN 37207.

Dean Hibbs

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Dean Hibbs, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, Hendersonville, Tennessee, this the 20th day of November, 2012.

Notary Public
My Commission Expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me, this 20th day of November, 2012.

Notary Public
My Commission Expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY