(1)

BILL GARRETT, Davidson County
Trans:T20120094962 DEEDQC
Recvd: 12/12/12 10:43 2 pgs
Fees:13.00 Taxes:57.02
20121212-0114417

Map/Parcel 083 04 0 07600

This Instrument Prepared By:
Yost Robertson Nowak, PLLC
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

SEND TAX STATEMENTS TO:
SAME AS NEW OWNER

New Owner:
Christopher A. Fleming
2406 Pafford Drive
Nashville, TN 37206

Mortgage Holder:
Mortgage Electronic Registration Systems, Inc.
P. O. Box 2026
Flint, MI 48501

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, expressly including the assumption by Grantee of the unpaid principal balance of a certain Promissory Note secured by Deed of Trust of record at Instrument #20091124-0107980, Register's Office of Davidson County, Tennessee, receipt and legal sufficiency of which are hereby acknowledged, CHERYL A. KNAUF, unmarried, "Grantor" does convey, devise, grant and quitclaim unto CHRISTOPHER A. FLEMING "Grantee", his heirs and assigns forever, all of Grantor's right, title and interest in and to the following real property located in Davidson County, Tennessee, and being described as follows:

BEING Lot No. 67 on the plan of Rosebank Park, of record in Book 1835, page 26, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher A. Fleming and Cheryl A. Knauf, by Warranty Deed of Troy E. Lynn Estate, Troy Ricci Lynn, Executor, of record at Instrument Number 20091124-0107979, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument is executed this the 15TH day of NOVEMBER, 2012.

CHERYL A. KNAUF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHERYL A. KNAUF, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 15th day of November, 2012.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
6/24/2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, is Fifteen Thousand Four Hundred Ten and no/100 Dollars ($15,410.00).

AFFIANT

Sworn to and subscribed before me this 15th day of November, 2012.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/24/2013