THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12050979**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7th day of December, 2012. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Warfield and Janet Warfield 113 Dunham Springs Ln Nashville, TN 37205	New Owner	116-1A-7.00CO

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, Janet B. Warfield (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to William M. Warfield and Janet Warfield, husband and wife, their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 7 of Dunham Springs Residential PUD as shown on the Plan of record in Book 6250, Page 936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from William M. Warfield to Janet B. Warfield as recorded on the 31st day of March, 2009 in Instrument No. 20090331-0028927; Quitclaim Deed from David Coldiron, as Trustee, to William M. Warfield and wife, Janet B. Warfield, as joint tenants with rights of survivorship as recorded on the 18th day of March, 2009 in Instrument No. 20090318-0024517; Quitclaim Deed from William M. Warfield and wife, Janet B. Warfield to Janet B. Warfield, married as recorded on the 13th day of July, 2007 in Instrument No. 20070713-0083546; Quitclaim Deed from Janet Warfield, a married woman to William M. Warfield and wife, Janet B. Warfield as recorded on the 2nd day of February, 2007 in Instrument No. 20070202-0013703; Quitclaim Deed from William Warfield to Janet Warfield as recorded on the 5th day of August, 2004 in Instrument No. 20040805-0094592 and Warranty Deed from Patricia G. Heckman, unmarried to William Warfield and wife Janet Warfield as recorded on the 16th day of June, 2004 in Instrument No. 20040616-0071536, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120095499 DEEDQC
Recvd: 12/13/12 12:55 2 pgs
Fees:12.00 Taxes:0.00
20121213-0114948

This is improved property known as 113 Dunham Springs Ln, Nashville, TN 37205.

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 7th day of December, 2012.

Janet B. Warfield

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 Janet B. Warfield the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of December, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014