QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20120096392 DEEDQC
Recvd: 12/17/12 15:07 3 pgs
Fees: 17.00 Taxes: 0.00

20121217-0116171

R-FM-12-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Matthew Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2012.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn and Matthew Preston	**F&M Bank**	
(NAME)	(NAME)	
912 Morning Rd	**10 Cadillac Way, Suite 100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	**182-1-A-91.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Lindsay E. Preston, an unmarried woman, and Kathryn Preston FKA Kathryn E. Stevens, married**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Kathryn Preston and Matthew Preston, wife and husband**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF PHASE ONE, SECTION TWO, SUNSET HILLS OF RECORD IN INSTRUMENT NUMBER 20071220-0146323, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN E. STEVENS, A SINGLE WOMAN AND LINDSAY E. PRESTON, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM LAKE FOREST HOMES, INC. OF RECORD AT INSTRUMENT NO. 20090612-0054907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 2, 2009 AND RECORDED ON JUNE 12, 2009. The said Kathryn E. Stevens having since married and now being known as Kathryn Preston.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **912 Morning Rd Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **7th** day of **December, 2012.**

Kathryn Preston

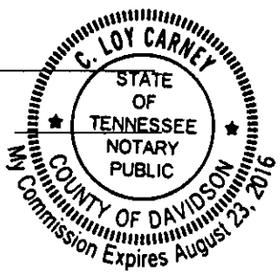
Kathryn Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Kathryn Preston to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires:



Witness my/our hand (s) this the 16th day of **November, 2012.**

Lindsay E. Preston

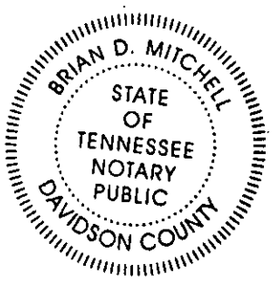
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Lindsay E. Preston to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of November, 2012.

Notary Public
My Commission Expires: 01/09/2016



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212