This Instrument Prepared by:
Foundation Title and Escrow, LLC
Chris Cantrell, Attorney
9175 Carothers Parkway, Suite 110
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130000181 DEEDQC
Recvd: 01/02/13 10:20 2 pgs
Fees:12.00 Taxes:0.00
20130102-0000218

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Margaret A. Sanders and Sarah A. Mercier 2218 B Cabin Hill Road Nashville, Tennessee 37214	NEW OWNER	73-7-207.00

I, **Margaret A. Sanders, unmarried,** do hereby quitclaim and by these presents do transfer and convey an one half interest unto, **Sarah A. Mercier,** in and to the following tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, Being Lot number 54-B Zone Lot Division of Lots 54-58 on the Plan of Section One, Cabin Hill, of record in Plat Book 5200 at page 581 and as amended in Book 5250, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret A. Sanders, unmarried by Warranty Deed from Sandra Gail Johnson, unmarried of record in Instrument No. 20061025-0132228, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 2218 B Cabin Hill Road, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of December, 2012.

Margaret A. Sanders
Margaret A. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret A. Sanders, 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 6th day of December, 2012.

Notary Public

My Commission Expires: May 3 2016

JEFFREY J. McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 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 before me, this the 7th day of December, 2012.

Notary Public

My Commission Expires: 12-10-12

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY