Prepared By:
Rhonda J Eggert
3009 Sassafrass Way
Rowlett, Texas 75088

After Recording Return To:
Rhonda J Eggert
3009 Sassafrass Way
Rowlett, Texas 75088

BILL GARRETT, Davidson County
Trans:T20130000195 DEEDQC
Recvd: 01/02/13 10:32 3 pgs
Fees:17.00 Taxes:0.00
20130102-0000229

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On January 02, 2013 THE GRANTOR(S),

- Samuel Allen and Brooke Allen, a married couple,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Rhonda J Eggert and Mark F Eggert, a married couple, residing at 3009 Sassafrass Way, Rowlett, Dallas County, Texas 75088

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: Land in Davidson County, Tennessee, being Lot Number 81, on the plan of Parma Heights, Section One, of record in Book 2133, Page 23, Register's Office of said County. Said Lot NUmber 81 fronts 80 feet on the Northerly side of Empire Drive and runs back 167.6 feet on the Easterly line and 187.9 feet on the broken Westerly line to a rear line on which it measures 35.3 feet. The conveyance is subject to any and all existing easements and restrictions as shown of record. Being the same property conveyed to Federal Mortgage Association by Trustee's Deed filed on April 26, 2012, as Instrument Number 20120426-0035760, Register's Office for Davidson County, Tennessee. Commonly known as: 196 Empire Drive, Nashville, TN, 37211

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift from family, no money exchanged.

Tax Parcel Number: 133 07 0 265.00

Mail Tax Statements To:
Rhonda J Eggert
3009 Sassafrass Way
Rowlett, Texas 75088

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/31/12

Samuel Allen
196 Empire Drive
Nashville, Tennessee, 37211

DATED: 12/31/12

Brooke Allen

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 31 day of December 2012, before me personally appeared Samuel Allen and Brooke Allen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

Notary Public
Title (and Rank)

My commission expires Douglas R. Sipes Commission Expires November 4th 2013

Signature and Notary for Quit Claim Deed regarding 196 Empire Drive

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Rhonda J. Eggert
Affiant
Affiant's Name: Rhonda J. Eggert

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Rhonda J. Eggert
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF January 2013
Deputy Register
Dian Anderson