QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

J. C. H Gubala.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

R-FAMC-12-0704

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)
Phillip Hill and Scott R. Gubala	**Franklin American Mortgage**	082-16-0
(NAME)	(NAME)	241.00
704 Fatherland St.	**501 Corporate Centre Dr # 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Franklin, TN 37067**	
(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 **Phillip B. Hill, unmarried,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Phillip B. Hill, unmarried, and Scott R. Gubala, unmarried, as Tenants in Common with the Right of Survivorship**, 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. 63 ON THE PLAN OF J.S. WILLIAMS ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 45, 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 PHILLIP B. HILL, UNMARRIED BY DEED FROM SAMUEL M. SCHIFFLI, MARRIED OF RECORD AT INSTRUMENT NO. 20001002-0097113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 2000 AND RECORDED ON OCTOBER 2, 2000.

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

This is
( ) unimproved
(X) improved

property known as **704 Fatherland St. Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130001404 DEEDQC
Recvd: 01/07/13 09:06 2 pgs
Fees:12.00 Taxes:0.00
20130107-0001618

Witness my/our hand (s) this the **26th** day of **December, 2012.**

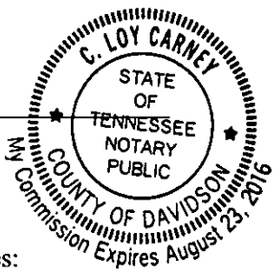
Phillip B. Hill

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of December, 2012, before me personally appeared Phillip B. Hill 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 26th day of December, 2012.

Notary Public



My Commission Expires:

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