RETURN TO: Michael J. Cerruti
P. O. Box 138
Clifton, VA 20124

BILL GARRETT, Davidson County
Trans:T20130006660 DEEDQC
Recvd: 01/24/13 10:43 3 pgs
Fees:17.00 Taxes:0.00

20130124-0007804

FROM:
PHILLIP D. COWAN

TO:
MICHAEL CERRUTI

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Michael Cerruti 7305 Althorp Way Nashville, TN 37211	SAME	173.09-0A-113.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

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

MICHAEL CERRUTI

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18, DAY OF January, 2013. nc

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-30-2016.

(AFFIX SEAL)

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
5500 Maryland Way, #133
Brentwood, TN 37027
(615) 425-2268

Michael Anthony Pate
Notary Public 7524951
Commonwealth of Virginia
My Commission Expires 4/30/2016

I, **PHILLIP D. COWAN,** do hereby Quitclaim to **MICHAEL CERRUTI** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Revision One, section Two, Lenox Village, of record in Instrument #20101202-0095830, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip D. Cowan & Michael Cerruti by Special Warranty Deed recorded December 2, 2010, as Instrument #20100514-0037211 in the Register's Office of Davidson County, Tennessee

This improved property is known as 7305 Althorp Way, Nashville, TN 37211.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

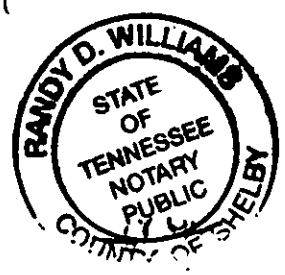
Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of January, ~~2012~~ 2013 RDR

PHILLIP D. COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PHILLIP D. COWAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 11 day of January, ~~2012~~ 2013 RDD



Notary Public

My Commission Expires: My Commission Expires Feb. 01, 2014