BILL GARRETT, Davidson County
Trans:T20130006781 DEEDQC
Recvd: 01/24/13 13:29 3 pgs
Fees:22.00 Taxes:0.00
20130124-0007934

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

FROM: Ryan Shawn Schroyer, unmarried and Harold L. Schroyer and wife, Janelle G. Schroyer

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Ryan Shawn Schroyer and wife, Stephanie F. Schroyer and Harold L. Schroyer and wife, Janelle G. Schroyer

ADDRESS NEW OWNER:
Ryan Shawn Schroyer
625 Granwood Blvd
Old Hickory, TN 37138

MORTGAGEE:
US Bank, NA
3180 Rider Trail South
Earth City, MO 63045

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 063-16-B
Parcel 102.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create Tenants in Common, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Ryan Shawn Schroyer and Harold L. Schroyer and wife, Janelle G. Schroyer**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the plan of Hampton Park (F/K/A Chitwood Downs), as shown by plat of record in Plat Book 6900 Page 550-552, as corrected in Book 7462, Page 445, Book 8110, Page 401, and in Book 8181 page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Shawn Schroyer, unmarried, and Harold L. Schroyer and Janelle G. Schroyer, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from Buford A. Jones and Cynthai M. Jones, husband and wife, dated April 27, 2007 and filed of record in Instrument No. 20070507-0054333, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. This property is subject to Restrictions of record in Book 7351, Page 852, Book 8336, Page 393, and in Book 7451, Page 739; Charter of record in Book 8517, Page 762; Articles of Amendment to Charter of record in Book 8833, Page 216; Easement of record in Book 8007, Page 235; Ingress and Egress Easement Agreement of record in Book 8739, Page 991; Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179; Easement of record in Book 7460, Page 930 and in Book 7489, Page 515; Quitclaim Deed for Open Space of record in Book 8207, Page 276; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 785, of Register's Office, Wilson County, Tennessee.

This is improved property known as 625 Granwood Blvd, Old Hickory, Tennessee 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Ryan Shawn Schroyer and wife, Stephanie* Schroyer; and Harold L. Schroyer and wife, Janelle G. Schroyer**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

* F.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of December, 2012.

Ryan Shawn Schroyer

Harold L. Schroyer

Janelle G. Schroyer

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ryan Shawn Schroyer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this 5th day of December, 2012, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF ARIZONA
COUNTY OF Pinal

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold L. Schroyer and Janelle G. Schroyer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this 5th day of December, 2012, at Casa Grande, Arizona.

KARI D. DEAN
Notary Public - Arizona
Pinal County
My Comm. Expires Jun 21, 2015

NOTARY PUBLIC

My Commission Expires: 6/21/2015

Dean Robinson, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 5th day of December, 2012, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this the 5th day of December, 2012

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY