THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN to before me, this the 25th day of January, 2013.

Notary Public
My Commission Expires: 10-11-15

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130012552 DEEDQC
Recvd: 02/14/13 09:14 2 pgs
Fees:12.00 Taxes:0.00
20130214-0014993

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Derek Charles 3927 Woodlawn Ave Nashville, TN 37205	NEW OWNER	116-04-143.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eric T. McMillen, a one half undivided interest and Jennifer E. McMillen aka Erin Charles, a one half undivided interest, as tenants in common ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto Derek Charles and wife, Jennifer E. McMillen ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Block "A", marked "W. W. Hart's Residence" on the Plan of W. M. Cantrell's Subdivision, of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 4 on an unrecorded map of a subdivision of Block "A" and described according to a copy of a survey made by T. R. Sanford, Surveyor, March 10, 1951, as follows:

Beginning at an iron pin in the south margin of Woodlawn Avenue, 307 feet west of the west margin of Wilson Avenue, at the common corner of Lots 4 and 8; thence with the line between said lots, southerly 200 feet to an iron pin at the corner of Lot Nos. 4 and 6 on the unrecorded plan; thence with the line between said Lot Nos. 4 and 6, westerly 100 feet to an iron pin at the corner of Lot Nos. 4 and 5; thence with the line between said lots, northerly 200.1 feet to an iron pin in the south margin of Woodlawn Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to John R. McMillen and wife, Bettie J. McMillen by Deed from Mrs. Ellene Brackin McMurray, a widow of record in Book 4003, Page 314, Register's Office for Davidson County, Tennessee, dated

April 6, 1966 and recorded on April 6, 1966. The said Bettie J. McMillen having since died 9/13/2003 leaving John R. McMillen as surviving tenant by the entirety. The said John R. McMillen later died 8/3/2007 with Last Will and Testament filed in Probate No. 07P-1299 (Davidson County, Tennessee) leaving the property herein described to his son Michael J. McMillen.
Michael J. McMillen thereafter disclaimed his interest in the property pursuant to a Qualified Partial Disclaimer dated 11/13/2007 filed in said Probate No. 07P-1299 and filed of record in Instrument No. 20071114-0133757, in the Register's Office for Davidson County, Tennessee. The property thereafter vested in Eric T. McMillen and Jennifer E. McMillen (now Erin Charles), the only two children of Michael J. McMillen.
Being the same property conveyed to Eric T. McMillen (a one-half (1/2) undivided interest) and Erin Charles (a one-half (1/2) undivided interest), as tenants in common by Deed from Eric T. McMillen and Erin Charles (formerly Jennifer E. McMillen) and Marcy E. Shelton, Trustee of record in Instrument No. 20090619-0057466, Register's Office for Davidson County, Tennessee, dated June 12, 2009 and recorded on June 19, 2009. Affidavit of Heirship of record in Instrument No. 20130214001499 1, Register's Office for Davidson County, Tennessee.

Erin Charles and Jennifer E. McMillen are one in the same person.

This Instrument was prepared with information supplied by parties. No title examination was performed.

This is improved property, known as 3927 Woodlawn Ave, Nashville, TN 37205

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 25th day of January, 2013.

GRANTORS:

Eric McMillen
Eric T. McMillen

Jennifer E. McMillen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric T. McMillen and Jennifer E. McMille, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of January, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY