THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
211 Third Ave. North
Nashville, Tennessee 37201

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Number:
Tyler and Heather Ambury 142 Bryan James Lane Portland, TN 37148	Tyler and Heather Ambury 142 Bryan James Lane Portland, TN 37148	043090096

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Tyler Ambury and his wife, Heather Ambury**, hereinafter called the Grantors, has bargained and sold, and does hereby Quitclaim and convey unto **Ambury Properties, LLC**, hereinafter called the Grantee, all it's heirs and assigns, all of their right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

BEING THE NORTH 70 FEET OF THE WEST ½ OF TRACT NUMBER 17 OF BLOCK D ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NUMBER 17 FRONTS 50.5 FEET ON THE SOUTH SIDE OF LOVELL STREET AS SHOWN ON THE MAP OF OVERLOOK ESTATES, AS OF RECORDS IN BOOK 843, PAGE 105, SAID REGISTER'S OFFICE AND RUNS BACK BETWEEN PARALLEL LINES 70 FEET TO A DEAD LINE.

Being all that of that certain property conveyed to Federal Home Loan Mortgage Corporation from Shapiro & Kirsch, LLP, by deed dated May 23, 2012 and recorded June 15, 2012, as document no. 20120615-0052749 of official rec.

Being all that certain property conveyed to Tyler and Heather Ambury from Federal Home Mortgage Corporation, by special warranty deed dated January 9, 2013 and recorded February 12, 2013, as document no. 20130212-0014182 of official rec.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

Commonly known as **242 Lovell Street, Madison, Tennessee 37115.**

Witness my hand this 22nd day of February, 2013:

Tyler Ambury

Heather Ambury

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, the bargainors **Tyler Ambury and his wife, Heather Ambury**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of February, 2013:

Notary Public

My Commission Expires: 1-28-14

AMBER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 22nd day of February 2013:

Notary Public

My Commission Expires: 1-28-14

AMBER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp

BILL GARRETT, Davidson County
Trans:T20130016724 DEEDQC
Recvd: 02/28/13 13:59 1 pgs
Fees:12.00 Taxes:0.00
20130228-0020148