THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

(2)

[PREPARER's DISCLAIMER: 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 advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren Baes and Kevin Michael-Clute Baes 305 Fletcher Court Franklin, TN 37067	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	173-5-A-119CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **LAUREN BAES, formerly known as Lauren Abramson**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **KEVIN MICHAEL-CLUTE BAES**, hereinafter called the Grantee, my husband, his heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 119 (One Hundred Nineteen) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lauren Abramson by deed from Ole South Properties, Inc. at Instrument No. 20061206-0150439, filed on 12-06-06, said Register's Office.

Lauren Abramson is now married to Kevin Michael-Clute Baes, and is now known as known as Lauren Baes.

This is improved property known as **1926 Shaylin Loop, Antioch, Tennessee 37013**.

Witness my hand this 26th day of **February, 2013**:

LAUREN BAES, formerly known as Lauren Abramson

BILL GARRETT, Davidson County
Trans:T20130016736 DEEDQC
Recvd: 02/28/13 14:06 1 pgs
Fees:12.00 Taxes:0.00
20130228-0020162

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LAUREN BAES**, formerly known as Lauren Abramson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 26th day of February, 2013:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON