THIS INSTRUMENT PREPARED BY:

William T. Chapman, IV, Esq.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 6TH day of March, 2013.

Notary Public

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130018553 DEEDQC
Recvd: 03/06/13 15:10 2 pgs
Fees:12.00 Taxes:0.00
20130306-0022544

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth G. Sandberg and Sheila K. Sandberg 1317 Duncanwood Court Nashville, TN ~~37215~~ 37204	New Owner	131-08-0-003.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carbine & Associates, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Kenneth G. Sandberg and wife, Sheila K. Sandberg**, their beneficiaries, representatives, members, heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property..

Being the same property conveyed by Warranty Deed from Duncanwood Reserve, LLC, a Tennessee limited liability company to Carbine & Associates, LLC, a Tennessee limited liability company as recorded on the 16th day of November, 2012 in Instrument No. 20121116- 0106131; Special Warranty Deed from Monroe Harding, Inc., a Tennessee corporation formerly known as The Monroe Harding Children's Home to Duncanwood Reserve, LLC, a Tennessee limited liability company as recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029637 and Deed from J. O. Cheek, Jr., and wife, Lillian F. Cheek to The Monroe Harding Children's Home, a Corporation as recorded on the 27th day of September, 1945 in Deed Book 1332, Page 282

in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1317 Duncanwood Ct 37204 ~~714 Farrell Road~~ Nashville, Tennessee ~~37220~~.

Grantor covenants that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2013 property taxes not yet due and any restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2013.

CARBINE & ASSOCIATES, LLC

JOHN MONTGOMERY

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and state, the within named John Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Carbine & Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity , and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

Witness my hand and official seal at office, this 6th day of March, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014