QUITCLAIM DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Tanya Brooke Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of February, 2013

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-9-14

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tanya Brooke Dunlap	Fifth Third Bank	Map 161
4827 Bevendean Dr.	5001 Kingsley Dr	Group 090-A
Nashville, TN 37211	Cincinnati OH	Parcel 038.00CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we 45227

Roger Swanson, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tanya Brooke Dunlap f/k/a Tanya Swanson, married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 4827, aka Lot 48, as set forth in the Master Deed establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Roger Swanson, a married man, and Tanya Swanson, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20100430-0033123, said Register's Office, dated April 29, 2010.

This property is not a marital residence for Roger Swanson and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4827 Bevendean Dr., Nashville, TN 37211

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

Witness my hand this 18 day of February, 2013.

Roger Swanson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of February, 2013.

My Commission Expires: 11-4-2013

Davi L. Adams
Notary Public

DAVI L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

BILL GARRETT, Davidson County
Trans: T20130018645 DEEDQC
Recvd: 03/07/13 09:07 1 pgs
Fees: 12.00 Taxes: 0.00

20130307-0022690