This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
RHETT C. CHANDLER, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
Trans:T20130019002 DEEDQC
Recvd: 03/08/13 09:11 3 pgs
Fees:17.00 Taxes:0.00
20130308-0023155

ADDRESS NEW OWNERS:
JOSEPH P. FORRESTER and
CHRISTINA BENTLEY
204 Woodland Court
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS MORTGAGEE

MORTGAGEE:
WELLS FARGO HOME MORTGAGE
P. O. Box 660455
Dallas, TX 75266-0455

MAP & PARCEL:
086140B10300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, JOSEPH P. FORRESTER, a single person, do hereby quitclaim and convey unto CHRISTINA BENTLEY, a single person, a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, so as to establish a tenancy in common with right of survivorship, said real property being described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53, on the Final Plat of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed from Stephen M. Donahue and wife, Lynn T. Donahue, to Joseph P. Forrester, a single person, by Warranty Deed dated December 31, 2010, as recorded in Instrument No. 20110105-0001566.

The above described property is conveyed subject to the following: Declaration of covenants, conditions, restrictions and by-laws of record in Book 7170, Page 987, as amended in Book 7628, Page 6; storm water Detention Agreement of record in Book 7107, Page 408; Charter of Homeowner's Association as shown of record in Book 7114, Page 370; and any and all other existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved real property known as 204 Woodland Court, Hermitage, Davidson County, Tennessee, 37076.

IN WITNESS WHEREOF, I have hereunto set my hand this the 5th day of March, 2013.

JOSEPH P. FORRESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOSEPH P. FORRESTER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014