QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20130019491 DEEDQC
Recvd: 03/11/13 10:44 2 pgs
Fees: 12.00 Taxes: 0.00
20130311-0023787

G-VRES-13-2408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas A. Smith (NAME)	**Churchill Mortgage Corporation** (NAME)	
716 Newhall Drive (ADDRESS)	**761 Old Hickory Blvd., STE 400** (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Brentwood, TN 37027** (CITY) (STATE) (ZIP)	**72-14-163.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS A. SMITH, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **THOMAS A. SMITH, UNMARRIED AND BRADLEY EDMONDS, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** , HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF G.A. PICKUP'S SUBDIVISION OF PART OF LOTS NOS. 32 AND 33, BROWNSVILLE, AS OF RECORD IN PLAT BOOK 974, PAGE 43, REGISTER S OFFICE FOR SAID COUNTY. SAID LOT NO. 16 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH 16TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE WESTERLY LINE OF THE LOUISVILLE & NASHVILLE RAILROAD PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. SMITH BY DEED FROM HEATHER SELLERS DATED FEBRUARY 26, 2013 AND FILED 02/28/13 OF RECORD IN INSTRUMENT NO. 20130228-0020310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO HEATHER SELLERS BY WARRANTY DEED FROM BRETT CHRISP, MARRIED, RECORDED ON THE 27TH DAY OF MAY, 2011 IN INSTRUMENT NO. 20110527-0040951, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved

property known as **2408 North 16th Street Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **26th** day of **February, 2013.**

Thomas A. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Paulus MP Thomas A. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2013.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212