BILL GARRETT, Davidson County
Trans:T20130019974 DEEDQC
Recvd: 03/12/13 10:38 2 pgs
Fees:12.00 Taxes:0.00
20130312-0024426

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130200068S

QUIT CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
CitiFinancial Inc, A Tennessee Corporation	CitiFinancial Inc, A Tennessee Corporation	06409014300
(Name) 6400 Las Colinas Blvd	(Name) 6400 Las Colinas Blvd	
(Address) Irving, TX 75039	(Address) Irving, TX 75039	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INDENTURE, made and entered into as this 1st day of March, 2013., by and between

Nancy R. Fagan and Bobby J. Fagan,

as party or parties of the first part, and

CitiFinancial Inc., a Tennessee Corporation,

as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein be reference.

This is unimproved ( ) improved (X) property known as: 4236 Woods Street, Old Hickory, TN, 37138.

Being the same property conveyed to the party of the first part by Warranty Deed Deed of record at Instrument Number 9622, Page 835 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Nancy R. Fagan
Nancy R. Fagan

Bobby Fagan
Bobby Fagan

State of Tennessee
County of Williamson

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

Witness my hand this 1st day of March, 2013.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Notary Public

My Commission Expires: 4/9/15

State of Tennessee
County of Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2013.

Notary Public

My Commission Expires: 4/9/15

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

EXHIBIT A

All that certain parcel of land in Davidson County, state of TN, as more fully described in Book 9622 Page 835 ID#064-09-0-014.00, being known and designated as Lot No. 46, Plan of BERRYVILLE W.A. BRYANS SUBDIVISION OF THE BERRY TRACT, BLOCK 4, filed in Plat Book 421, at Page 117.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to CitiFinancial Inc., a Tennessee Corporation as recorded on the 9th day of November, 2012 in Instrument No. 20121109-0103807 in the Register's Office of Davidson County, Tennessee.