THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 11280773 djl

QUITCLAIM DEED
TO CREATED TENANCY IN COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
JAMES LOUIS FLAUTT EMILY HAMEL FLAUTT 627 Westview Avenue Nashville, Tennessee 37205	JAMES LOUIS FLAUTT EMILY HAMEL FLAUTT 627 Westview Avenue Nashville, Tennessee 37205	Parcel ID: 13003001900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JAMES LOUIS FLAUTT and EMILY HAMEL FLAUTT, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JAMES LOUIS FLAUTT and wife, EMILY HAMEL FLAUTT, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 627 Westview Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 2nd day of March, 2013.

JAMES LOUIS FLAUTT

EMILY HAMEL FLAUTT

BILL GARRETT, Davidson County
Trans:T20130020366 DEEDQC
Recvd: 03/13/13 09:54 4 pgs
Fees:27.00 Taxes:0.00
20130313-0024870

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES LOUIS FLAUTT and EMILY HAMEL FLAUTT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 02 day of March, 2013.

Notary Public

My Commission Expires:
Dec. 6, 2016

SYDNI STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2013.

Notary Public

My Commission Expires:
11-3-15

DEBRA J. LAFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 2nd day of March, 2013.

Notary Public

My Commission Expires:
11-3-15

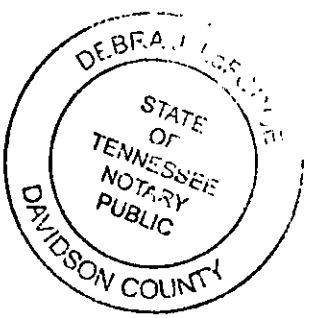


EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 176 on the plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 176 fronts 150 feet on the westerly margin of Westview Avenue and extends back 405 feet, more or less, on the northerly line and 403 feet on the southerly line to a dead line in the rear.

Being the same property conveyed to JAMES LOUIS FLAUTT and EMILY HAMEL FLAUTT, by deed of record instrument number 20130409-0029820 Register's Office of Davidson County, Tennessee.

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