(1)

BILL GARRETT, Davidson County
Trans:T20130024931 DEEDQC
Recvd: 03/27/13 14:39 2 pgs
Fees:12.00 Taxes:0.00
20130327-0030203

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Coreen Newcomb
AFFIANT:

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th, DAY OF MARCH, 2013.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL:
Derek A. Caldwell 612 Harpeth Trace Drive Nashville, TN 37221	New Owner	143-2-A-6.00 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten and no/100 dollars ($10.00), and good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, **KATHLEEN A. CALDWELL, UNMARRIED** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **DEREK A. CALDWELL, MARRIED,** (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot 6 on the plan of Harpeth Trace Estates, Phase Three, of record in Book 5200, pages 751 thru 753, Register's Office for said County.

SAID Lot No. 6 fronts 63.49 feet on the westerly margin of Harpeth Trace Drive (private) and extends back 153.92 feet on the northerly line and 139.09 feet on the southerly line to a dead line in the rear, measuring 37.00 feet thereon.

Being the same property conveyed to Derek Anthony Caldwell, unmarried, by Warranty Deed from Jerry Sanford Payton and spouse, Beverly M. Payton, dated June 16, 2008, of record in Instrument No. 20080617-0062251, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Derek A. Caldwell, unmarried, and Kathleen A. Caldwell, unmarried, joint tenants with rights of survivorship, by Quitclaim Deed from Derek Anthony Caldwell, unmarried, dated April 19, 2010, of record in Instrument No. 20100426-0031243, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 612 Harpeth Trace Drive, Nashville, TN 37221.

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

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

IN WITNESS WHEREOF, this document was executed this 19 day of March, 2013.

Kathleen A. Caldwell

Kathleen A. Caldwell

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF Lake of the Woods

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Kathleen A. Caldwell** , the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baudette, Minnesota, ~~Tennessee,~~ this 19th day of March, 2013

Linda Jean Hartnell
Notary Public

My Commission Expires: Jan. 31, 2017

LINDA JEAN HARTNELL
Notary Public–Minnesota
My Comm Expires Jan. 31, 2017