FORM No. WD-1

When recorded please return to:
Realty Title
3815 Cleghorn Ave
Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/4/15

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Andrea Chan (NAME)	Andrea Chan (NAME)	116-16-0 128.00
4025 Wallace Lane (STREET ADDRESS)	4025 Wallace Lane (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **David S. Freeman and wife, Melissa A. Ellis**, by these presents, quitclaims and conveys unto **Andrea Chan**, all of their rights, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Part One Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for said County.

Said Lot No. 54 fronts 100 feet on the westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 227 feet on the northerly line and 238.3 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to David S. Freeman and Melissa A. Ellis by deed from Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, of record in Book 9518, Page 797-798, Register's Office for Davidson County, Tennessee. Melissa A. Ellis also being known as Melissa E. Freeman.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4025 Wallace Ln., Nashville, TN 37215.

Davidson County DEEDQC
Recvd: 04/01/13 08:30 3 pgs
Fees:17.00 Taxes:0.00
20130401-0030925

Witness my hand this 24 day of MARCH, 2013.

David S. Freeman

Melissa A. Ellis, also known as Melissa E. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, David S. Freeman and wife, Melissa A. Ellis, the bargainor, 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, TN, this 24th day of March, 2013.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/4/15

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

