QUITCLAIM DEED

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 2nd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-STM-13-728

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)
Yvonne Turner (NAME)	SunTrust Mortgage, Inc. (NAME)	
728 Magnolia Trail (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	142-11-0B-014.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SHAWN S. TURNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY **(PURSUANT TO DIVORCE DECREE FILED APRIL 16, 2013 IN THE FOURTH CIRCUIT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET/CASE # 12D3250** UNTO **YVONNE R. TURNER, UNMARRIED, FORMERLY KNOWN AS YVONNE VEACH TURNER,** HEREINAFTER CALLED THE GRANTEE, 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. 14 ON THE FINAL PLAT OF MAGNOLIA PLACE, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 7900, PAGE 729, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHAWN S. TURNER AND WIFE, YVONNE VEACH TURNER BY DEED FROM ROSENBLUM AND YAZDIAN, A PARTNERSHIP COMPOSED OF JEROME ROSENBLUM AND FRED YAZDIAN OF RECORD IN BOOK 10300, PAGE 780, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 20, 1996 AND RECORDED ON DECEMBER 26, 1996. THE SAID YVONNE R. TURNER WAS FORMERLY KNOWN AS YVONNE VEACH TURNER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as 728 Magnolia Trail Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130039153 DEEDQC
Recvd: 05/10/13 08:58 2 pgs
Fees:12.00 Taxes:0.00

20130510-0047308

Witness my/our hand (s) this the 6th day of **May, 2013.**

SHAWN S. TURNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN S TURNER, 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 6 day of MAY, 2013.

Notary Public

My Commission Expires: November 03, 2015

My Commission Expires: November 03, 2015

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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