BILL GARRETT, Davidson County
Trans:T20130041571 DEEDQC
Recvd: 05/20/13 08:17 2 pgs
Fees:12.00 Taxes:0.00
20130520-0050282

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Winward Properties, Inc. 1206 Stockell Street Nashville, TN 37207	Franklin Synergy Bank 4930 Thoroughbred Lane Brentwood, TN 37027	071-15-0-351.00

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 consideration, the receipt of which is hereby acknowledged, I, **TYLER KING**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **WINWARD PROPERTIES, INC.**, hereinafter called the Grantee, its sucessors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Situated and being located in Davidson County, Tennessee:

Being Lot No. 91 on the plan of Benedict Land Company's First Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 91 fronts 50 feet on the west side of Stockell Street and extends back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Tyler King by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1, dated March 11, 2013, and filed of record at Instrument No. 20130401-0031443, Davidson County Register of Deeds.

This is improved property known as **1206 Stockell Street, Nashville, Tennessee 37207**.

Witness my hand this 2 day of May, 2013:

Tyler King

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TYLER KING**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of May, 2013:

Notary Public

My Commission Expires: 7/5/2016

MICHAEL R. SAFLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF May, 2013:

Rachael Safley

Notary Public

My Commission Expires: 7.5.16

RACHAEL R. SAFLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY