BILL GARRETT, Davidson County
Trans:T20130043091 DEEDQC
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Fees:12.00 Taxes:0.00
20130523-0052059

This instrument prepared by:
J. Todd Moore
Attorney at Law
3326 Aspen Grove Drive, Suite 310
Franklin, Tennessee 37064

New owner:	Send tax bills to:	Tax Map/ Parcel No:
Sherry R. Dean & Bradley B. Dean 5720 St. Charles Ct. Hermitage, TN 37076	Bank of America P. O. Box 5170 Simi Valley, CA 93062-5170	Map 98-1 Parcel 115

QUITCLAIM DEED

This instrument made and entered into this the 3rd day of April, 2013, between Sherry R. Dean, hereinafter the "Grantor", and Sherry R. Dean and Bradley B. Dean, hereinafter the "Grantees" for and in consideration of the sum of One and No/100 Dollars ($1.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Grantor does hereby convey, remise, release and forever quitclaim unto the Grantees, husband and wife, as tenants by the entireties for their joint lives, remainder to the survivor of them, the following described real estate situated in Davidson County, Tennessee, Grantor's entire right, title and interest in and to certain real estate known as 5720 St. Charles Court, Hermitage, Tennessee, and further described as follows:

> BEING Lot No. 6 on the Plan of St. Charles Place, as of record in Plat Book 5200, page 692, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Sherry R. Reed by Quitclaim Deed from James H. Reed, of record in file number 20060530-0063131, Register of Deeds Office for Davidson County, Tennessee.

Sherry R. Reed and Sherry R. Dean being one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 3rd day of April, 2013.

Sherry R Dean
Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Julie McClure, Notary Public of said County and State, Sherry R. Dean, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, 3rd day of April, 2013.

Julie McClure
Notary Public

My commission expires: 6/30/13

JULIE MCCLURE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Bradley B. Dean
Affiant/Grantee

Subscribed and sworn to before me this 3rd day of April, 2013.

Julie McClure
Notary Public

My commission expires: 6/30/13

JULIE MCCLURE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.