BILL GARRETT, Davidson County
Trans:T20130045687 DEEDQC
Recvd: 06/03/13 09:08 2 pgs
Fees:12.00 Taxes:0.00
20130603-0055362

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461
#1037

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Edmund Blach	(NEW OWNER)	Map 180-020-A-
1032 Stone Ridge Drive		Parcel 026.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **Christina Franey**, (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and conveys unto **Edmund Blach,** (hereinafter referred to as the "Grantee"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development of record in Plat Instrument 20031027-0157621, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edmund Blach, an unmarried man and Christina Franey, an unmarried woman, as joint tenants with rights of survivorship by special warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20100823-0066357, said Register's Office.

This is the same description as used in the last Deed of record.

Said properties are conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property located on 1032 Stone Ridge Drive, Nashville, TN 37211.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant
Subscribed and sworn to before me this 31st of May, 2013. **Notary Public** **My Commission Expires:01/13/2015**	JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 31st day of May, 2013.

Christina Franey

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Christina Franey**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that **SHE** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this **31st**, day of May, 2013.

Notary Public

My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY