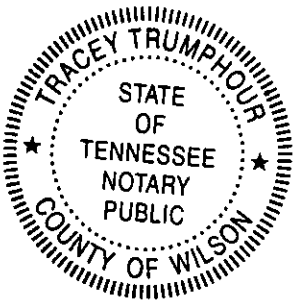
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joan F. Poston	Mortgage Investors Group	087010A00200CO
(NAME)	(NAME)	
4204 Chesney Glen Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4424	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130046293 DEEDQC
Recvd: 06/04/13 10:08 2 pgs
Fees: 12.00 Taxes: 0.00
20130604-0056153

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan Fort Fraser Poston, unmarried**, hereinafter called the Grantor(s), has quitclaimed unto **Joan F. Poston an unmarried woman and James F. Fraser, an unmarried man**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seth R. Poston and Joan Poston, husband and wife by Deed from Robert Teichrow and April J. Teichrow, husband and wife, dated 07/16/2008 and filed for record on 07/22/2008 in Instrument 200807220075064, Register's Office for Davidson County, Tennessee. Also, Being the same property awarded to Joan Fort Fraser Poston by Divorce Decree from Seth Rhodes Poston, filed for record on 12/19/2012 in Document No 11D3537, Circuit Court for Davidson County, Tennessee.
The said Joan Fort Fraser Poston, Joan G. Poston and Joan Poston being one in the same person.

All matters as set forth per Plat Book 9700, Page 215, Plat Book 9700, Page 288, said Register's Office.
Restrictions of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office.
Storm water Detention Agreement of record in Book 10357, Page 915, said Register's Office.
Charter of record in Book 10290, Page 256, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 10420, Page 356, Book 11577, Page 623, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 01288-15133
SMG TN QuitClaim Deed

unimproved ☐

This is improved ☑ property, known as 4204 Chesney Glen Drive, Hermitage, TN 37076-4424

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 29th day of May, 2013.

Joan Fort Fraser Poston

Joan Fort Fraser Poston

State of Tennessee
County of Wilson

Personally appeared before me Joan Fort Fraser Poston, unmarried, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-15133
SMG TN QuitClaim Deed