This document prepared by (and after recording return to):	
Name:	Teresa A. Fisher
Firm/Company:	
Address:	8217 Falmouth Ct.
Address 2:	
City, State, Zip:	Brentwood, TN 37027
Phone:	615-477-7904

BILL GARRETT, Davidson County
Trans:T20130054516 DEEDQC
Recvd: 06/27/13 11:16 3 pgs
Fees:17.00 Taxes:0.00
20130627-0066101

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QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Teresa A. Talley**, an Individual, ☐ married x☐ unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **Teresa A. Fisher**, an Individual, ☐ married x☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of first revision final plat Phase Two Autumn Oaks Subdivision of record in instrument No. 20100107-001392, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Teresa A. Talley, from Richard J. Myers, as substitute trustee to HSBC Mortgage Services, Inc. by deed, recorded August 21, 2009, in instrument No. 20100107-0001392, Register's Office for Davidson County, Tennessee. This improved property known as 308 Scarlett Oak Court, Brentwood, TN 37027.

Maximum principal indebtedness for Tennessee recording tax purposes is $ 0.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~

Parcel number 181100A085

WITNESS Grantor(s) hand(s) this the 5 day of June, 2013.

Grantor
Teresa A. Talley

STATE OF Tennessee

COUNTY OF Williamson

On this 5th day of June, 20 13, before me personally appeared Teresa A. Talley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Russell Ellis

Commission Expires: September 27th, 2015

RUSSELL ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires September 27, 2015

Grantor(s) Name, Address, phone:
Teresa A. Talley
8217 Falmouth Ct.
Brentwood, TN 37027
615-477-7904

Grantee(s) Name, Address, phone:
Teresa A. Talley
8217 Falmouth Ct.
Brentwood, TN 37027
615-477-7904

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5th day of June, 2013.

Affiant

Teresa A. Fisher

Type or Print Name

RUSSELL ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
COUNTY OF WILLIAMSON
My Commission Expires September 27, 2015

Notary Public

My commission expires:
September 27th, 2015

Russell Ellis

Type or Print Name