Prepared and Return to:
Amy Cross Nance
Attorney At Law
103 Forrest Crossing Blvd. Suite 205
Franklin, Tennessee 37064
615-794-5644

SHELLI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2013.

Notary Public
My Commission Expires: January 11, 2016

Davidson County DEEDQC
Recvd: 07/03/13 08:48 3 pgs
Fees:17.00 Taxes:0.00
20130703-0068623

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Shannon M. Hays 3505 Grace Falls Dr. Antioch, TN 37013	Same	164080A00700CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Matthew S. Graves, a single person has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Shannon M. Hays, a married person, her heirs and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 200, Hallmark, a Cluster Lot Subdivision, Final Plat Section One of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon M. Graves, and husband Matthew S. Graves by deed dated September 30, 2005 from Jerry Butler Builders, LLC of record in Instrument No. 20051011-0122556. Shannon M. Graves is n/k/a Shannon M. Hays.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142 3) Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee 4) Ingress and Egress Easement of record in Book 4706, page 227, Register's Office for Davidson County, Tennessee. 5) Storm Water Detention agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations,

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

This is improved property known as 3505 Grace Falls Dr., Antioch, TN 37013.

WITNESS my hand this 2nd day of July, 2013.

Matthew S. Graves

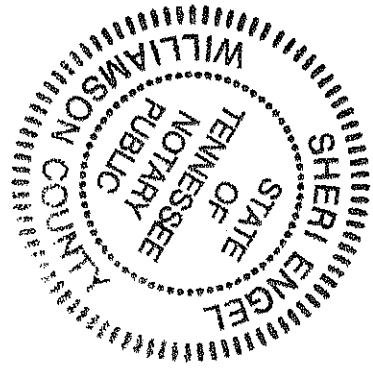
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew S. Graves the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of July, 2013.

Notary Public

My Commission expires January 1, 2016



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

