NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N. Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map 072
Group 11-0
Parcel 174.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **Frank Bryant** does hereby convey his entire ownership interest unto **John Blackwell, married,** his heirs and assigns, forever equally, all of the right, title and interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20A Zone Lot Division of Lot 20 of the Resubdivision of Lot 20 of Montgomery Heights Subdivision as of record in Book 6250, Page 580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Frank Bryant and John Blackwell by Special Warranty Deed from U.S. Bank National Association as Trustee for BAFC 2006-7 dated December 18, 2012 and of record in Instrument No. 20130118-0006408, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1419 Monetta Avenue A, Nashville, Tennessee 37216.

BILL GARRETT, Davidson County
Trans:T20130062415 DEEDQC
Recvd: 07/22/13 15:51 2 pgs
Fees:12.00 Taxes:0.00
20130722-0075805

WITNESS SIGNATURE(S) this 12th day of July, 2013.

Frank Bryant

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Frank Bryant,** 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 office, this 12th day of July, 2013 .

Notary Public

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 12th day of July, 2013.

Notary Public

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY