QUITCLAIM DEED	This Instrument Prepared by: (Based upon information provided by Grantor) Based on the information provided by the Parties. No Title Search has been performed and no warranties either express or implied are made regarding the condition of the title.

BILL GARRETT, Davidson County
Trans:T20130063417 DEEDQC
Recvd: 07/25/13 11:11 3 pgs
Fees:17.00 Taxes:0.00
20130725-0076995

The Instrument Was Prepared By:
Stewart, Johnson, Conner & Manson, LLP. 215 Second Avenue North, Nashville TN 37201

Address of New Owner(s)	Send Tax Bills To	Map-Parcel Nos.
Spencer Robert Charles **116 Castlegate Circle** **Nashville TN 37217**	**Spencer Robert Charles** **116 Castlegate Circle** **Nashville TN 37217**	**136-14-28.00**

THIS INDENTURE, Made the 21st day of June, 2013, between **Yvonne Marie Charles**, as party or parties of the first part, hereinafter called Grantor, for the specific purpose of transfer, conveying and otherwise vesting title in and to the said **Spencer Robert Charles**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in Davidson County, Tennessee, to wit:

See Exhibit A

This property is commonly known as 116 Castlegate Circle, Nashville TN 37217 with all the rights, members and appurtenances to the said described premises in anywise appertaining or

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Yvonne Marie Charles

Yvonne Marie Charles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Yvonne Marie Charles

AFFIANT

Karen Matthews

Notary Public

My Commission Expires: Nov. 19, 2013

KAREN MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2013, before me personally appeared, **Yvonne Marie Charles**, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2013.

Karen Matthews

Notary Public

My Comm. Exp. Nov. 19, 2013

KAREN MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot 28 Section I, Castlegate, as shown on plat of record in Plat Book 4460, Page 115, in the Register's Office, for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Further, being that same property conveyed to Spencer Robert Charles and Wife, Yvonne Marie Charles by Warranty deed from Richard D. Owens, unmarried dated April 29th, 2005 and filed for record in Instrument No. 20050509-0051659, Register's Office for Said County and State.

Said conveyance remains subject to any and all existing easements and restrictions as shown of record in Plate Book, 4460, Page 115 and Book 4649, Page 295, in the Register of Deeds, Davidson CountyTennessee.