This instrument prepared by:
Wagan Wheel Title & Escrow LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20130072631 DEEDQC
Recvd: 08/22/13 11:45 3 pgs
Fees:17.00 Taxes:0.00

20130822-0088625

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Susan Ryan 6137 Montcrest Drive Nashville, TN 37215	Franklin American Mortgage 501 Corporate Centre Dr. #400 Franklin, TN 37067	158-3-6.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael C. Ryan,** unmarried, by these presents do hereby quitclaim and convey unto **Susan Ryan**, unmarried, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 53, Hillsboro Park, Section 11, as shown on plat of record in Plat Book 2331, Pages 61 and 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan J. Meyer and wife, Meredith M. Meyer, by deed from Samuel D. Payne and wife, Deborah M. Payne, of record in Instrument No. 20091027-0099020, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Susan Ryan, married, by deed from Jonathan J. Meyer and wife, Meredith M. Myer, of record in Instrument No. 20110725-0056644, Register's Office for Davidson County, Tennessee.

This is improved property known as 6137 Montcrest Drive, Nashville, TN 37215.

STATE OF Illinois
COUNTY OF Cook

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22 day of July, 2013.

Affiant 7/22/13

My commission expires: 7/20/13

(Affix Seal)

OFFICIAL SEAL
JUSTIN BADGER
Notary Public - State of Illinois
My Commission Expires Feb 20, 2017

Notary Public

Michael C. Ryan 7/22/13

Michael C. Ryan 7/22/13

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of July, 2013.

Notary Public

My Commission Expires: 2/20/2017

OFFICIAL SEAL
JUSTIN BADGER
Notary Public - State of Illinois
My Commission Expires Feb 20, 2017

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities.

Michael C. Ryan

7/22/13

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of July, 2013.

Notary Public

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