THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130075560 DEEDQC
Recvd: 09/03/13 08:29 2 pgs
Fees:12.00 Taxes:0.00
20130903-0092066

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bobby J. Sanders 6748 Sunnywood Drive Cane Ridge, TN 37013	SAME AS OWNER	181-1-B-137.00CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bonnie C. Sanders**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Bobby J. Sanders**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot. No. 2 on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bobby J. Sanders and wife, Bonnie C. Sanders, by Warranty Deed of Record at Instrument No. 20070823-0100951, Davidson County Register of Deeds.

This is improved property known as **6748 Sunnywood Drive, Cane Ridge, TN 37013.**

Witness my hand this 27th day of **July, 2013:**

Bonnie C. Sanders
Bonnie C. Sanders

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie C. Sanders** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within

instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of July, 2013:

Kathy Curran
Notary Public

My Commission Expires: 4/15/17

KATHY CURRAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-15-2017

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 DAY OF ~~May~~ August, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON