THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Deanna L. ~~Frankhauser~~ Fankhauser	SunTrust	63-4-104
736 Charlie Gann Drive	1001 Semmes Ave	
Old Hickory, TN 37138	Richmond VA 23224	

BILL GARRETT, Davidson County
Trans:T20130077007 DEEDQC
Recvd: 09/05/13 12:55 2 pgs
Fees:12.00 Taxes:0.00
20130905-0093861

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Deanna L. Fankhauser
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2013

Notary Public

My commission expires: 3/31/14

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Deanna L. Stephens, "Grantor" by these presents, does hereby quitclaim and convey unto Deanna L. ~~Frankhauser~~ Fankhauser, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of RANGE HEIGHTS, SECTION 2, as shown by plat of record in Plat Book 8250, Page 936, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Deanna L. Stephens from Philip Stephens, by Quit Claim Deed dated July 23, 2004, as Instrument No. 20040813-0098092, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 736 Charlie Gann Drive, Old Hickory, TN 37138

Witness my hand this 13th day of August, 2013.

Deanna L. Stephens
Grantor: Deanna L. Stephens

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13th day of August, 2013, before me personally appeared Deanna L. Stephens, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 13th day of August, 2013.

Commission expires: 3/3/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY