BILL GARRETT, Davidson County
Trans:T20130080242 DEEDQC
Recvd: 09/17/13 09:17 1 pgs
Fees:12.00 Taxes:0.00
20130917-0097604

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

[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

(To create a Tenancy by The Entireties)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Timothy P. Monnig and Jessica L. Mercer<br>2403 Milton Drive<br>Nashville, TN 37216 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd., Suite 400<br>Brentwood, TN 37027 | 73-01-0-128.00 |

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, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **TIMOTHY P. MONNIG**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **JESSICA L. MERCER**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties 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. 20 on the Plan of Highland View of record in Book 1424, page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy P. Monnig, an unmarried by deed from Bryn Chancellor and husband, Timothy Winkler, at Instrument No. 20090716-0066598, filed on 07-16-2009, said Register's Office.

This conveyance is subject to the Deed of Trust of record at Instrument No. 20130917-0097603, Davidson County Register of Deeds

This is improved property known as **2403 Milton Drive, Nashville, Tennessee 37216**.

Witness my hand this 10 day of **September, 2013**:

**TIMOTHY P. MONNIG**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY P. MONNIG, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10 day of September, 2013:

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

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2013:

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

Notary Public

My Commission Expires: 6.3.14