Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

This instrument was prepared by
Information furnished by the parties

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is
$ -0-

Affiant

Subscribed and sworn to before me, this 18 day of Sept. 2013.

Notary
Comm Expires: 3/24/17

BILL GARRETT, Davidson County
Trans:T20130082686 DEEDQC
Recvd: 09/24/13 14:10 1 pgs
Fees:12.00 Taxes:0.00
20130924-0100461

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

QUIT CLAIM DEED

OWNER
Shawn Patrick Rooney
7527 Boris Ct.
Rohnert Park, CA 94928

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
136-05-0A-110.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, *CASH IN HAND* PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **Shawn Rooney and Margo Rooney,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **Shawn Patrick Rooney and Margo Ann Rooney, Trustees of The Rooney Family 2003 Living Trust, dated May 28, 2003,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 81, as shown on the Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn Rooney and Margo Rooney by Special Warranty Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated August 21, 2013, recorded August 30, 2013, of record in Instrument No. 20130830-0091640, Register's Office for Davidson County, Tennessee.

Unimproved
This is improved X property known as 3325 Tinney Place, Nashville, TN 37217

Witness my hand this 16th day of September, 2013.

Shawn Rooney

Margo Rooney

STATE OF California
COUNTY OF Sonoma

Witness my hand and official seal at Sonoma California County, Tennessee this the . Personally appeared before me, a Notary Public of said County and State, Shawn Rooney and Margo Rooney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Commission Expires: March 31, 2016

Notary Public

LAURIE BILLINGS
COMM. #1973858
Notary Public - California
Sonoma County
My Comm. Expires Mar. 31, 2016