The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
BT1683

BILL GARRETT, Davidson County
Trans:T20130084345 DEEDQC
Recvd: 09/30/13 14:20 2 pgs
Fees:13.00 Taxes:99.90
20130930-0102428

QUITCLAIM DEED

ADDRESS NEW OWNER
Mr. Bruce Peery, III
103 Hilltop Rd.
Dickson, TN 37055

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Map 091 06
Parcel 0329.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Chris Shepard, hereinafter the GRANTOR, does hereby quitclaim and convey unto Bruce Peery, III, as his sole and separate property, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being in the Davidson County, Tennessee, and being Lot Nos. 1401-1403 on the Plan of Block 197 West Nashville, Tennessee, of record in Book 57, Page 173, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Shepard by deed from Fannie Mae, also known as Federal National Mortgage Association, dated January 3, 2012, and of record in Instrument Number 20120118-004876, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Michigan Avenue and an alley.

This property is subject to all matters shown on a plat of record in Plat Book 57, Page 173, in the Register's Office of Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hands this 20th day of September, 2013.

Chris Shepard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Shepard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office this the 20th day of September, 2013.

Cissy J. Williams
NOTARY PUBLIC

My Commission Expires: _____

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
My Commission Expires 12-02-2013

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2013.

NOTARY PUBLIC

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
My Commission Expires 12-02-2013

My Commission Expires: _____