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:T20130084723 DEEDQC
Recvd: 10/01/13 12:48 2 pgs
Fees:12.00 Taxes:0.00
20131001-0102890

{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#:
Michael Joseph Modesto, Jr. 215 Wauford Drive Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	147-060-038.00

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, I, **SHANNON MODESTO**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **MICHAEL JOSEPH MODESTO, JR.**, 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 located in Davidson County, Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot Number 105 on the Plan of Section 1, Revised, Caldwell Hall of record in Plat Book 2900, page 58, said County, to which reference is made for a more complete description.

Being the same property conveyed to Shannon Modesto and Michael Joseph Modesto Jr., Community Property, by Special Warranty Deed from U.S. Bank National Association, as Trusttee for MASTR Asset Backed Securities Trust 2006-HE2, dated July 18, 2011 and recorded on July 27, 2011, of record in Instrument No. 20110727-0057435, Register's Office for Davidson County, Tennessee.

This is improved property known as **215 Wauford Drive, Nashville, Tennessee 37211 .**

Witness my hand 24th day of **September, 2013**:

Shannon Modesto
Shannon Modesto

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 **SHANNON MODESTO**, 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 24 day of September, 2013:

Notary Public

My Commission Expires: 10.3.14

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

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(C) &(E) (2003).