THIS INSTRUMENT PREPARED BY:
Andrea McChargue
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 10/04/13 14:10 4 pgs
Fees:22.00 Taxes:0.00
20131004-0104665

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
William E. Garner & Kimberly R. Garner
4001 Pepperwood Drive
Antioch, TN 37013

Order #: 46420

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, WILLIAM E. GARNER and KIMBERLY R. GARNER, f/k/a KIMBERLY R. COLEMAN, husband and wife, who both acquired title as unmarried, as Grantors, and WILLIAM E. GARNER and KIMBERLY R. GARNER, husband and wife, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 424 ON THE PLAN OF PEPPERTREE FOREST SECTION 9, P.U.D., OF RECORD IN PLAT BOOK 7900, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Parcel ID: 165-13A/164.00CO
Commonly known as 4001 Pepperwood Drive, Antioch, TN 37013

Being all of that certain property conveyed to GRANTORS, by deed recorded September 25, 1995 as DBV 9804/685, Instrument No. 104473, of official records

Witness our hands this the 19 day of September, 2013

William E. Garner
WILLIAM E. GARNER
Kimberly R. Garner, f/k/a
Kimberly R. Coleman
KIMBERLY R. GARNER, f/k/a
KIMBERLY R. COLEMAN

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, WILLIAM E. GARNER and KIMBERLY R. GARNER, f/k/a KIMBERLY R. COLEMAN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19 day of September, 2013.

Ella K. Butler
Notary Public
My Commission expires: 12-06-2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.

William E. Garner
Affiant's Name

Subscribed and sworn to before me this the 19 day of September, 2013.

Ella K. Butler
Notary

My Commission expires: 12-06-2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
William E. Garner
4001 Pepperwood DR.
Antioch TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
William E. Garner
4001 Pepperwood DR.
Antioch TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 424 ON THE PLAN OF PEPPERTREE FOREST SECTION 9, P.U.D., OF RECORD IN PLAT BOOK 7900, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to **WILLIAM E. GARNER AND KIMBERLY R. COLEMAN, BOTH UNMARRIED** by deed recorded on **September 25, 1995** in Book **9804** Page **685 In Instrument: 104473.**

Parcel ID: 165-13A/164.00CO

Commonly known as 4001 Pepperwood Drive, Antioch, TN 37013
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Printed Name: Joseph Luis Prado, Jr.,

State of California

County of Riverside

Personally appeared before me, Brenda Fierro a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 8, 2013

Notary' Seal:

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013

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