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#:
Lisa L. Ellis and Matthew G. Ellis 119 Highland Villa Drive Nashville, Tennessee 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	161-14-B-119 CO

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, **LISA L. ELLIS**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **MATTHEW G. ELLIS**, hereinafter called the Grantee, my husband, his 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:

Being Unit 119 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, page 312, and amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Erin N. Scensny, unmarried, by Warranty Deed from Nancy R. Denny, unmarried, of record in Instrument No. 200409200112542, dated 9/7/2004, Register's Office for Davidson County, Tennessee. Being further the same property conveyed to Lisa L. Ellis by Erin N. Scensny by Warranty Deed of Record at Instrument No. 20131024-0110946, Davidson County Register of Deeds.

This conveyance is subject to any Deed of Trust granted by Lisa L. Ellis and filed in the Davidson County Register's Office prior to this Quitclaim Deed.

This is improved property known as **119 Highland Villa Drive, Nashville, Tennessee 37211**.

Witness my hand this 15 day of **October, 2013**:

LISA L. ELLIS

BILL GARRETT, Davidson County
Trans:T20130095129 DEEDQC
Recvd: 11/07/13 09:03 2 pgs
Fees:12.00 Taxes:0.00
20131107-0115451

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 **LISA L. ELLIS**, 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 15 day of October, 2013.

Notary Public

My Commission Expires: 6.3.14

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2013:

Notary Public

My Commission Expires: 6.3.14

