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:T20130100374 DEEDQC
Recvd: 11/27/13 09:02 2 pgs
Fees:12.00 Taxes:0.00
20131127-0121668

[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#:
David Sanford and Jessica Sanford 212 Deer Pointe Nashville, Tennessee 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	114-14-OA-065.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Sanford and Jessica Sanford [formerly known as Jessica Nelson], Co-Trustees of The DSJN Revocable Living Trust Agreement, dated December 20, 2006**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **David Sanford and wife, Jessica Sanford**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 65, on the Plan of Section 1, Woodland Forest, a Planned Unit Development, of record in Plat Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Sanford and Jessica Nelson, Co-Trustees of The DSJN Revocable Living Trust Agreement, dated December 20, 2006, by Warranty Deed, James D. Hutton and wife, Dawn E. Hutton, of record in Instrument No. 20061229-0160945, dated 12/29/2006, Register's Office for Davidson, Tennessee. Note that Jessica Nelson is now known as Jessica Sanford, both personally, and in her capacity noted above as Co-Trustee.

This is improved property known as **212 Deer Pointe, Nashville, Tennessee 37209** .

Witness our hands this **21st** day of **November**, **2013**:

David Sanford, Trustee
David Sanford, Co-Trustee of The DSJN Revocable Living Trust Agreement, dated December 20, 2006

Jessica Sanford, Trustee
Jessica Sanford [formerly known as Jessica Nelson], Co-Trustee of The DSJN Revocable Living Trust Agreement, dated December 20, 2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Sanford and Jessica Sanford [formerly known as Jessica Nelson],** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Co-Trustees of The DSJN Revocable Living Trust Agreement, dated December 20, 2006**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument as **Co-Trustees of The DSJN Revocable Living Trust Agreement, dated December 20, 2006,** for the purposes therein contained.

Witness my hand and official seal on this the 21st day of November, 2013.

NOTARY PUBLIC

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

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2013:

Notary Public

My Commission Expires: 6-3-14

