(2)

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

**PREPARED BY:**
**J. Carlton Drumwright**
***Vanderpool, Pearman & Drumwright***
**256 Seaboard Lane**
**Suite G104**
**Franklin, Tennessee 37067**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value,
whichever is greater, for this transfer is $110,000.00

AFFIANT

Subscribed and sworn to before me
this 19th day of November, 2013.

NOTARY PUBLIC
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**ADDRESS OF NEW OWNER:**
Terry Poulsen and Robert S. Hite
2721 Westwood Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

Map & Parcel: 097-08-004

BILL GARRETT, Davidson County
Trans:T20130103932 DEEDQC
Recvd: 12/12/13 11:46 2 pgs
Fees:13.00 Taxes:407.00
20131212-0125846

# QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Groundhogs Real Estate, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Terry Poulsen, married, and Robert S. Hite, unmarried, as Tenants in Common,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Lake Park, Section I, of record in Book 4175, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Groundhogs Real Estate, LLC, by Substitute Trustee's Deed, of record in Instrument No. 20131212-0125845, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of November, 2013.

GROUNDHOGS REAL ESTATE, LLC

By: Steve Chaisson
Its: President

**STATE OF TENNESSEE** )

**COUNTY OF WILLIAMSON** )

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Steve Chaisson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Groundhogs Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 19th day of November, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County