This Instrument Prepared By ~~and Return To:~~
Betty Coon
615 Main Street, Ste 205
Nashville TN 37206

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0976

BILL GARRETT, Davidson County
Trans:T20130107433 DEEDQC
Recvd: 12/27/13 14:31 3 pgs
Fees:17.00 Taxes:0.00
20131227-0130439

QUITCLAIM DEED

NEW OWNER:
Rachel Mattingly
Nicholas Mattingly
602 Broadmoor Dr
Nashville TN 37216

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
061 06 0 020.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Rachel N. Rouse and Nicholas J. Mattingly, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Rachel Nicole Mattingly and Nicholas Joseph Mattingly, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 148 on the plan of GRA-MAR ACRES, as shown by plat of record in Plat Book 2133, Page 27, in the 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 Rachel N. Rouse, unmarried, and Nicholas J. Mattingly, unmarried, as joint tenants in common with right of survivorship, by Warranty Deed from David T. Lewis, a married man, recorded April 25, 2007 in Instrument Number 20070425-0049511, Register's Office for Davidson County, Tennessee. Rachel N. Rouse and Nicholas J. Mattingly are now married to one another.

This is improved property located at 602 Broadmoor Drive, Nashville TN 37216.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 19th day of DECEMBER, 2013

Rachel N. Rouse

Nicholas J. Mattingly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Rachel N. Rouse**, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 19TH day of DECEMBER, 2013.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/26/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Nicholas J. Mattingly**, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 19th day of DECEMBER, 2013.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/26/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1/20/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY