THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
James H. Jarrett	Same as Owner	
1249 Andrew Donelson Dr.		75-11-A-44CO
Hermitage, TN 37076		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken. PLLC.
846 Conference Drive
Suite #4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140005205 DEEDQC
Recvd: 01/23/14 09:53 2 pgs
Fees:12.00 Taxes:0.00

20140123-0006373

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2014.

Notary Public

My commission expires: 4-23-14

TAMMY M. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **James H. Jarrett, married** "Grantor" by these presents, does hereby quitclaim and convey unto **James H. Jarrett, married and Julianne N. Snape, married,** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of HERITAGE MEADOWS, PHASE TWO, as shown by plat of record in Plat Book 9700, Page 525, 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 James H. Jarrett, a married man, by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-25CB, Mortgage Pass-Though Certificates, Series 2006-25CB, as Instrument No. 201205240045169, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 1249 Andrew Donelson Drive, Hermitage, TN 37076.

Witness my hand this 17th day of January, 2014.

Grantor- James H. Jarrett

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James H. Jarrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of January, 2014.

Commission expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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