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:T20140008250 DEEDQC
Recvd: 02/05/14 08:44 2 pgs
Fees:12.00 Taxes:0.00
20140205-0010055

[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#:
Justin L. Schipper 729 Drummond Drive Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	119 12 0 097.00

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, I, **CHARLES W. HANSEN**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **JUSTIN L. SCHIPPER**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Battlewood, as of record in Plat Book 1835, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Justin L. Schipper and Charles W. Hansen as joint tenants with the right of survivorship, by Warranty Deed, from Matt D. Tedford, of record in Instrument No. 20050504-0050209, Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded May 4, 2005.

This is improved property known as **729 Drummond Drive, Nashville, Tennessee 37211**.

Witness my hand this 13 day of **January, 2014**:

Charles W. Hansen
Charles W. Hansen

COUNTY OF Stanislaus

STATE OF CALIFORNIA

On 1-13-2014, before me, Donna R. Jackson, Notary Public (here insert name and title of the officer), personally appeared **CHARLES W. HANSEN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Donna R. Jackson
Notary Public Signature

Seal:

DONNA R. JACKSON
COMM. #2041093
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires September 12, 2017

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2014:

Notary Public

My Commission Expires: 6.3.14

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