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

[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

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin L. Schipper and Melissa H. 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, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **JUSTIN L. SCHIPPER**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **MELISSA H. SCHIPPER**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties 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.

Being further the same property conveyed to Justin L. Schipper by Charles W. Hansen by Quitclaim Deed of record at #20140205-0010055, Davidson County Register of Deeds.

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

Witness my hand this 20 day of **January, 2014**:

JUSTIN L. SCHIPPER

BILL GARRETT, Davidson County
Trans:T20140008250 DEEDQC
Recvd: 02/05/14 08:45 2 pgs
Fees:12.00 Taxes:0.00
20140205-0010056

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUSTIN L. SCHIPPER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20 day of January, 2014:

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
OCTOBER 18, 2016

GABRIEL GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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