THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Davidson County DEEDQC
Recvd: 03/28/14 16:13 3 pgs
Fees:17.00 Taxes:0.00
20140328-0025933

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SUBSCRIBED AND SWORN to before me, this the 28th day of March, 2014.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My Commission Expires: 9/21/2015

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Charles & Kimberly Gardner 109 Claiborne Street Nashville, TN 37210	NEW OWNER	Map/Parcel 093-16-061.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles Gardner ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto Charles Gardner and Kimberly Gardner, husband and wife, ("Grantees"), their heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the South 5 feet of Lot No. 92 and the North 22 1/2 feet of Lot No. 93 on the Map of Maury & Claiborne's Addition, of record in Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 27 1/2 feet on the east side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Charles Gardner, married by Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20130325-0028975, Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 25, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein.

This is improved property, known as 109 Claiborne Street, Nashville, TN 37210

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 28th day of March, 2014.

GRANTOR:

Charles Gardner

STATE OF Tennessee
COUNTY OF Davidson

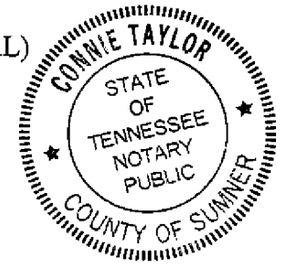
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Gardner the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2014.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067