THIS INSTRUMENT WAS PREPARED BY: Hallmark Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. Mary O. Woodard AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF MARCH, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 1-2616

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mary J. Woodard and Melissa Lynn Woodard	New Owner	053 09 0B 114.00
2161 Freeman Lane		
Madison, Tennessee 37115		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary J. Woodard, an unmarried woman, "GRANTOR", by these presents, does hereby quitclaim and convey unto **Mary J. Woodard and Melissa Lynn Woodard as tenants in common with right of survivorship,** hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Cumberland Station at Wilson Camp, Section Six, as of record in instrument No: 20041027-0129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary J. Woodard by deed from Randall Phillips Homes, LLC dated September 30, 2005 and recorded on October 5, 2005 in Instrument No. 20051005-0120293, Register's Office for Davidson County, Tennessee.

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

This is **improved** property, known as **2161 Freeman Lane, Madison, Tennessee 37115**

WITNESS our hands this 11th day of **March, 2014.**

Mary J. Woodard

Mary J. Woodard

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Mary J. Woodard**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 11th day of March, 2014.

Notary Public

My Commission Expires: 1-2616

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

BILL GARRETT, Davidson County
Trans:T20140027444 DEEDQC
Recvd: 04/22/14 14:53 1 pgs
Fees:12.00 Taxes:0.00

20140422-0033858