QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140032206 DEEDQC
Recvd: 05/09/14 09:40 2 pgs
Fees:12.00 Taxes:0.00

20140509-0039679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michele Krystyna Tristan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Tristan (NAME)	**Sumner Bank & Trust** (NAME)	
1205 Brenner Drive (ADDRESS)	**967 A Grassland Place** (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Gallatin, TN 37066** (CITY) (STATE) (ZIP)	**141-12-0-B 069.00CO**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MICHELE K. WILLIAMS N/K/A MICHELE KRYSTYNA TRISTAN AND MICHAEL A. TRISTAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHAEL A. TRISTAN AND MICHELE KRYSTYNA TRISTAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62, ON THE PLAN OF PHASE 3, SOUTHAMPTON, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 689 & 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHELE K. WILLIAMS AND MICHAEL A. TRISTAN , BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM SALVADOR I. TODARO AND CHARMAINE B. TODARO DATED NOVEMBER 15, 2013 AND FILED FOR RECORD ON NOVEMBER 21, 2013 OF RECORD IN INSTRUMENT NO. 20131121-0119984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MICHELE K. WILLIAMS AND MICHAEL A. TRISTAN HAVING SINCE MARRIED AND MICHELE K. WILLIAMS IS NOW KNOWN AS MICHELE WILLIAMS TRISTAN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTEES. NO TITLE SEARCH WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE, THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **1205 Brenner Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 25 day of April, 2014.

Michael A Tristan
Michael A. Tristan

Michele Krystyna Tristan
Michele Krystyna Tristan

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 25 day of April, 2014.

Notary Public

My Commission Expires:

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212