QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

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

Mary Anne Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of July, 2014

Karen H. Suggs
Notary Public:

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Anne Turner	NEW OWNER	Map 136
636 Lake Terrace Drive		Group 14-0
Nashville, TN 37217		Parcel 047.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Anne Turner, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mary Anne Turner, unmarried and Nicholas Daniel Turner, married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 47, ON THE PLAN OF CASTLEGATE, SECTION 1, OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 47 FRONTS 90.39 FEET ON THE EASTERLY MARGIN OF LAKE TERRACE DRIVE AND EXTENDS BACK BETWEEN LINES 165.0 FEET ON THE NORTHERLY LINE AND 210.0 FEET ON THE SOUTHERLY LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 98.92 FEET.

Being the same property conveyed to MaryAnne Turner, an unmarried woman, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Certificateholders of The First Franklin Mortgage Loan Trust 2006-FF13 Mortgage Pass Through Certificates, Series 2006-FF13, of record in Instrument 20130513-0047911, said Register's Office, dated April 8, 2013.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 636 Lake Terrace Drive, Nashville, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of July, 2014.

Mary Anne Turner
Mary Anne Turner

BILL GARRETT, Davidson County
Trans:T20140053204 DEEDQC
Recvd: 07/23/14 11:36 1 pgs
Fees:12.00 Taxes:0.00
20140723-0065407

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 Mary Anne Turner, 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 at Nashville, Tennessee, this 22nd day of July, 2014.

My Commission Expires: 5-3-16

Karen H. Suggs
Notary Public

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN