BILL GARRETT, Davidson County
Trans:T20140058869 DEEDQC
Recvd: 08/12/14 08:22 2 pgs
Fees:12.00 Taxes:0.00
20140812-0072478

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Andrea Nicole Heagarty & Jeremy Wayne Ganzevoort 1025 W. Eastland Ave. Nashville, TN 37206	New Owners	0830501000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrea Nicole Ditrich NKA Andrea Nicole Heagarty, An Unmarried Woman,** by these presents do hereby quitclaim and convey unto **Andrea Nicole Heagarty, an Unmarried Woman, and Jeremy Wayne Ganzevoort, an Unmarried Man**, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office of said County to which reference is hereby made for a more complete description.

Being all the same property conveyed to Andrea Nicole Ditrich and James Paul Ditrich by special warranty deed dated July 8, 2011, from The Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as trustee for FFMLT 04-FF10 of record in Instrument Number 20110708-0052316 at Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to The Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as trustee for FFMLT 04-10 by a prior Warranty Deed, recorded in Instrument Number 20110607-0043460 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea Nicole Ditrich, an unmarried woman, by Quitclaim Deed from James Paul Ditrich, an unmarried man, of record in Instrument Number 20130719-0075194, dated May 1, 2013, and recorded on July 19, 2013, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1025 W. Eastland Avenue, Nashville, TN 37206.

** This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 11TH day of August, 2014.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of August, 2014.

Andrea Nicole Ditrich NKA
Andrea Nicole Heagarty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrea Nicole Ditrich NKA Andrea Nicole Heagarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018