QUITCLAIM DEED

R-FAMC-14-1426

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 25 DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Merrilyn Gatlin and Katherine A. Austin	**Franklin American Mortgage Company**	
(NAME) **1426 Roberts Avenue,**	(NAME) **501 Corporate Centre Drive**	**083-2-101.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MERRILYN K. GATLIN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MERRILYN GATLIN, UNMARRIED, AS TO A 50% UNDIVIDED INTEREST; AND KATHERINE A. AUSTIN, UNMARRIED, AS TO A 50% UNDIVIDED INTEREST; AS TENANTS IN COMMON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 12, MAP OF SUBDIVISION OF THE ROBERTS PROPERTY, as shown on plat of record in Plat Book 421, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Merrilyn K. Gatlin, unmarried of record in 20141002-0091179, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1426 Roberts Avenue, Nashville, Tennessee 37206**.

BILL GARRETT, Davidson County
Trans:T20140074344 DEEDQC
Recvd: 10/02/14 13:55 2 pgs
Fees:12.00 Taxes:0.00
20141002-0091180

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

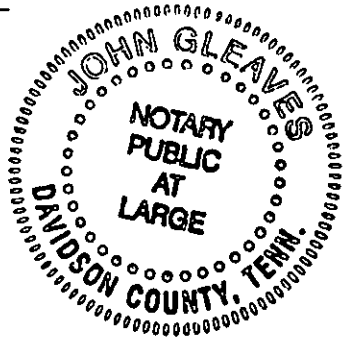
Merrilyn K. Gatlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERRILYN K. GATLIN, 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 25th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212