QUITCLAIM DEED

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 27 DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-FAMC-14-1507

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)
Allison Harris and Ryan Thies	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**083-13-0-411.00**
1507 Fatherland St	**501 Corporate Centre Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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 **JOAN HARRIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLISON HARRIS AND RYAN THIES, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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 No. 97 on the Plan of Block K, Lindsley Property, of record in Chancery Court Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison Harris, an unmarried person, Joan Harris, unmarried and Ryan Thies, unmarried, all as tenants in common with right of survivorship by deed from David Stephen Banyay and wife, Zipporah Banyay, of record in Instrument No. 20100429-0032602, Register's Office for Davidson County, Tennessee, dated April 21, 2010 and recorded on April 29, 2010.

The above-described property has never been the primary or marital residence of teh grantor herein.

This is **improved** property known as: **1507 Fatherland St , Nashville, Tennessee 37206**.

BILL GARRETT, Davidson County
Trans:T20140082451 DEEDQC
Recvd: 10/31/14 16:07 2 pgs
Fees:12.00 Taxes:0.00
20141031-0100913

Witness my/our hand(s) this the 27th day of October, 2014.

Joan Harris

Joan Harris

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN HARRIS, 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 27th of October, 2014.

Becky Yarborough

Notary Public
My Commission Expires: 10-18-2016
(SEAL)

BECKY YARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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