THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150002048 DEEDQC
Recvd: 01/09/15 08:48 2 pgs
Fees:12.00 Taxes:0.00
20150109-0002396

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeremiah Michael 4029 Worth Lane Rockaway Beach, MO 65740-9465	Same as New Owner	060 04 0 010.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James M. Ballentine**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Jeremiah Michael**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northeasterly part of Lot Number C-4 on the Map of the W. L. Hailey Subdivision of the Tamble Property, as of record in Book 974, Page 31, Register's Office for said County, described according to survey made by Z. J. Wilkinson, March 24, 1943, as follows:

Beginning on the center of Homestead Road, the common corner of Lots Numbers C-3 and C-4; thence with the center of said Road, south 79 degrees west 137.5 feet; thence south 2 degrees west 196.5 feet to a fence corner; thence with a fence, south 87 degrees east 128 feet to the westerly line of Lot Number C-3; thence with the line between said two lots and a fence, north 4° degrees was 230 feet to the beginning, containing 0.659 of an acre, more or less.

Being the same property conveyed by Installment Deed from Oliver H. Dale to James M. Ballentine, of record on 02/28/2008 at Instrument No. 20080228-0019683, Davidson County Register of Deeds.

This is improved property known as **318 Homestead Road, Nashville, TN 37027**.

This conveyance is subject to the debt obligation set out in the above noted Installment Deed, and to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 7th day of **January, 2015**:

James M. Ballentine

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Ballentine** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of January, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF January, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON