THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
LaJuana Throgmorton
924 Beech Bend Drive
Nashville, TN 37221

Send Tax Bills To:
Primelending, a PlainsCapital Company
18111 Preston Road, Suite 900
Dallas, TX 75252

Map & Parcel No.:
156-02-0-117.00

Davidson County DEEDQC
Recvd: 01/28/15 10:14 3 pgs
Fees:17.00 Taxes:0.00
20150128-0008056

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John L. Fleming** ("Grantor") does hereby quitclaim and convey unto **LaJuana Throgmorton and Charles Throgmorton, wife and husband,** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 617 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description. thereof.

Being the same property conveyed to John L. Fleming and wife, LaJuana J. Fleming from William Kelly Sovine and wife, Nancye Denise Sovine by Warranty Deed on January 3, 1997, of record in Book 10312, Page 591, Register's Office for Davidson County, Tennessee. Further conveyed to LaJuana J. Fleming from John L. Fleming by Quitclaim Deed on June 16, 2010, of record in Instrument Number 20100618-0047839, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed re-recorded for the purpose of correction of Lot Number on deed, on August 18, 2010, of record in Instrument Number 20100818-0065382, Register's Office for Davidson County, Tennessee.

This is improved property known as **924 Beech Bend Drive, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of JANUARY, 2015.

John L. Fleming

STATE OF Georgia)
COUNTY OF Gwinnett)

Personally appeared before me, Brandon Stuckey, a Notary Public in and for said state and county, **John L. Fleming**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of January, 2015.

NOTARY PUBLIC My Commission Expires: June 23, 2015

BRANDON STUCKEY
Notary Public
Hall County
State of Georgia
My Commission Expires Jun 23, 2015

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-**.

AFFIANT

Subscribed and sworn to before me, this 22nd day of January, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE