THIS INSTRUMENT WAS PREPARED BY:

STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20150014549 DEEDQC
Recvd: 02/27/15 13:47 2 pgs
Fees:12.00 Taxes:0.00
20150227-0017195

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cynthia Ann Miller 905 Hallview Court Hermitage, TN 37076	NEW OWNER	098-05-0A-078.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Cynthia Ann Peden, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto Cynthia Ann Miller, unmarried, hereinafter referred to as Grantee(s), her heirs and assigns, all her right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section Three, Hampton Hall of record in Plat Book 9700, Page 898, Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia A. Peden and Husband, Anthony L. Peden, by Deed from Beazer Homes Corp.recorded in Instrument No. 200005040044908, Register's Office for Davidson County, Tennessee. Property was further conveyed to Cynthia Ann Peden by Quitclaim Deed from Anthony Len Peden, of record in Instrument No. 200705020052334, Register's Office for Davidson County, Tennessee. Pursuant to Final Judgment of Divorce, Case Number 07D-190, Fourth Circuit Court of Davidson County, Cynthia Ann Peden was restored to her maiden name, Cynthia Ann Miller. Cynthia Ann Peden and Cynthia Ann Miller are one and the same person.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This instrument was prepared by information furnished by the parties herein. No warranty of title either express or implied.

This property is known as 905 Hallview Court, Hermitage, TN 37076

WITNESS my hand, this the 25th day of February, 2015.

Cynthia Ann Peden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Ann Peden, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 25th day of February, 2015.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

My Commission Expires: 9-11-17

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Cynthia C Peden
Affiant

Sworn to and subscribed before me this 25th day of February, 2015.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAV
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017