QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

KAREN H. SUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Andreas C. Claus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of March, 2015

Karen H. Suggs
Notary Public:

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Cathryn Neligan	Nationwide Advantage Mtg. Co.	Map 098
1916 Hawks Nest Drive	1100 Locust St.	Group 060A
Hermitage, TN 37076	Des Moines, IA 50391	Parcel 26400CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andreas C. Claus, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mary Cathryn Neligan, f/k/a Mary N. Sullivan, unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 238, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 20070419-0047123, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andreas C. Claus and Mary N. Sullivan, both unmarried, tenants in common with full right of survivorship, by deed from Frank Batson Homes, Inc., of record in Instrument 20080606-0058322, said Register's Office, dated June 5, 2008. The said Mary N. Sullivan is now known as Mary Cathryn Neligan.

Mary N. Sullivan and Mary Cathryn Neligan being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1916 Hawks Nest Drive, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of March, 2015.

Andreas C. Claus

BILL GARRETT, Davidson County
Trans:T20150017406 DEEDQC
Recvd: 03/10/15 15:01 1 pgs
Fees:12.00 Taxes:0.00
20150310-0020556

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andreas C. Claus, 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 at Nashville, Tennessee, this 6th day of March, 2015.

My Commission Expires: 5-3-16

Karen H. Suggs
Notary Public

KAREN H. SUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN