PREPARED BY:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150026589 DEEDQC
Recvd: 04/09/15 12:47 2 pgs
Fees:12.00 Taxes:0.00
20150409-0031319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $-0-. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coleen Newcomb

Notary Public: _____
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

ADDRESS OF NEW OWNER:
Patricia H. Gank and Richard D. Gank
3218 Cloverwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

MAP/PARCEL:
096-11-0-055.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Patricia H. Gank formerly known as Patricia Hamill,** hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to, **Bryan D. Spicer, Trustee** (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

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

BEING Lot No. 40 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas F. Hamill and wife, Patricia Hamill, by Warranty Deed from Robert J. Kraemer and wife, Priscilla Kraemer, dated November 18, 1994, of record in Book 9527, page 759, Register's Office for Davidson County, Tennessee. The said Thomas F. Hamill having since died and subject property being vested in Patricia Hamill as surviving tenant by the entirety.

This is unimproved property known as: 3218 Cloverwood Drive, Nashville, TN 37214.

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

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

And now, I, said **Bryan D. Spicer, Trustee**, for the express purpose of carrying out the intent

of this conveyance, as set out above, hereby remise, release and forever quitclaim unto **Patricia H. Gank and Richard D. Gank, wife and husband,** their respective heirs and assigns, the same property herein above described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this document was executed this 3rd day of April, 2015.

Patricia H. Gank

Patricia H. Gank

Bryan D. Spicer, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia H. Gank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 3rd day of April, 2015.

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan D. Spicer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 3rd day of April, 2015.

My Commission Expires:

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

NOTARY PUBLIC