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: T20150034745 DEEDQC
Recvd: 05/06/15 08:26 2 pgs
Fees: 12.00 Taxes: 0.00
20150506-0041136

[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#:
Kimberly L. Miller 476 Humphreys Street Nashville, TN 37203	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	105 03 0 167.00

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, **JANICE MORRIS**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **KIMBERLY L. MILLER**, formerly known as Kimberly Louise Morris, hereinafter called the Grantee, her 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:

Land in Davidson County, Tennessee, Being Lot No. 96, on the Map of Houston & Humphreys Addition, of record in Book 36, page 117, 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 Janice Morris and Kimberly Louise Morris as tenants in common, by Warranty Deed, from Deborah J. Arnaud, unmarried, of record on 07/07/2009, at Instrument No. 20090707-0063103, Davidson County Register of Deeds.

Kimberly Louise Morris is now known as Kimberly L. Miller.

This is improved property known as **476 Humphreys Street, Nashville, Tennessee 37203 .**

This conveyance is subject 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 **30th** day of **April, 2015**:

Janice Morris

STATE OF TEXAS

COUNTY OF TRAVIS

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

Witness my hand and official seal, this 30th day of April, 2015:

Catherine J. Sasser
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
CATHERINE J. SASSER
My Commission Expires
March 23, 2017

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2015:

_____
Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON