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:T20150069727 DEEDQC
Recvd: 08/19/15 08:33 2 pgs
Fees:12.00 Taxes:0.00
20150819-0083339

[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

(To Create a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Alvie Peterson and Francisco H. Franco 3529 Colony Point West Nashville, Tennessee 37217	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	136 06 0 039.00

For and in Consideration of the sum of ten dollars cash in hand paid, and with the specific intent and for the purpose of creating in the end by immediate return conveyance a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **THOMAS ALVIE PETERSON and FRANCISCO H. FRANCO**, I, **THOMAS ALVIE PETERSON**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the plan of Section Five, Priest Lake Park, of record in Plat Book 4460, page 174-176, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward Odell Hendrixson, a single person, and Thomas Alvin Peterson, a single person, by Special Warranty Deed from Household Financial Center, Inc., filed on 06/16/2005, at Instrument No. 20050616-0069182, as corrected on 02/08/2006, at Instrument No. 20060208-0015477, Davidson County Register of Deeds. Being further conveyed to Thomas Alvie Peterson, a single person, by Quitclaim Deeds from Craig Henderson, filed on 01/26/2010 at Instrument No. 20100126-0006470, and from Michelle Miller, filed on 01/26/2010 at Instrument No. 20100126-0006471, said Register's Office, who are the only heirs of Edward Odell Hendrixson, who died on 10/26/2009, according to Affidavit as to Heirship filed on 01/26/2010 at Instrument No. 20100126-0006469, said Register's Office.

This is improved property known as **3529 Colony Point West, Nashville, Tennessee 37217** .

Witness my hand this 11th day of **August, 2015**:

Thomas Alvie Peterson
THOMAS ALVIE PETERSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS ALVIE PETERSON**, 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 11th day of August, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECONVEYANCE:

AND NOW I, the said **W. Aaron Fortner, as TRUSTEE**, for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release, reconvey, and **QUITCLAIM** unto **THOMAS ALVIE PETERSON and FRANCISCO H. FRANCO**, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (specifically so that the owner who survives between these two shall be vested immediately with full title to the property described herein upon the death of the other owner), all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made for a complete description.

Witness my hand this 11 day of August, 2015:

, Trustee

W. Aaron Fortner, as Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 11 day of August, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON