THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20150073682 DEEDQC
Recvd: 08/31/15 10:39 2 pgs
Fees:12.00 Taxes:0.00
20150831-0088016

QUITCLAIM DEED

FROM:
Stuart David Hubbard Sr. and Julie Morgan Hubbard

TO:
Stuart David Hubbard Sr. and Julie Morgan Hubbard and Charles M. Hubbard

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0-.

Affiant

Subscribed and sworn to before me this 13 day of August, 2015.

Notary Public

Commission Expiration Date: 10-18-14

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Stuart David Hubbard Sr. and Julie Morgan Hubbard and Charles M. Hubbard 2570 River Trail Dr Hermitage, TN 37076	Cornerstone Home Lending Inc. 1177 West Loop South, Suite 200 Houston, TX 77027	097020A44600CO

KNOW ALL MEN BY THESE PRESENTS that **Stuart David Hubbard Sr. and Julie Morgan Hubbard, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of creating a Tenancy in Common with Right of Survivorship in the grantees herein, the said **Stuart David Hubbard Sr. and Julie Morgan Hubbard, husband and wife**, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Stuart David Hubbard Sr. and Julie Morgan Hubbard, husband and wife, and Charles M. Hubbard, a single man**, his heirs and assigns, each a one-third undivided interest as Tenants in Common with Right of Survivorship in and to a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 446 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart David Hubbard Sr. and Julie Morgan Hubbard by deed from Beazer Homes Corp., A Tennessee Corporation of record in Instrument No. 20150731-0075821, Register's Office for Davidson County, Tennessee.

This is improved property known as 2570 River Trail Drive, Hermitage, TN 37076

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 13th day of August, 2015.

Stuart David Hubbard, Sr.

Julie Morgan Hubbard

STATE OF Virginia §
COUNTY Prince William §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Stuart David Hubbard, Sr. and Julie Morgan Hubbard**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 13th day of August, 2015.

Commission Expiration Date:_____

Notary Public

ERIC ARTHUR NESHEIM
NOTARY PUBLIC
REGISTRATION # 135927
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MARCH 31, 2018

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