PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150075761 DEEDQC
Recvd: 09/04/15 12:48 2 pgs
Fees:12.00 Taxes:0.00
20150904-0090481

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coreen Newcomb

Subscribed and sworn before me, this
the 26 day of August, 2015.

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public:

My Commission Expires:

Address of New Owner and Tax Bills To:
Sarah Keiser
325 E. Palestine Avenue
Madison, TN 37115
New owner

MAP/PARCEL:
052-05-0-103.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Dave Keiser** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Sarah Keiser** (hereinafter referred to as "**GRANTEE**"), her heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1, on the Map of Red Bud Terrace Subdivision, of record in Book 843, page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more compete and accurate legal description thereof.

Being the same property conveyed to Sarah Keiser and Dave Keiser, wife and husband, by Warranty Deed from M & W Real Estate Solutions, LLC, dated February 11, 2008, of record in Instrument No. 20080212-0014154, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 E. Palestine Avenue, Madison, TN 37115.

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.

IN WITNESS WHEREOF, this document was executed this 26th day of August, 2015.

Dave Keiser

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 Dave Keiser, 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 at Franklin, Tennessee, this 26th day of _____, 2015.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019