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:T20150091893 DEEDQC
Recvd: 10/28/15 13:40 2 pgs
Fees:17.00 Taxes:0.00
20151028-0109756

[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#:
Margaret A. Sanders and Sarah A. Mercier 2218 B Cabin Hill Road Nashville, TN 37214	Same as Owners	73-7-207.00

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 return conveyance a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **Margaret A. Sanders and Sarah A. Mercier**, we, **Margaret A. Sanders and Sarah A. Mercier**, 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 number 54-B Zone Lot Division of Lots 54-58 on the Plan of Section One, Cabin Hill, of record in Plat Book 5200 at page 581 and as amended in Book 5250, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret A. Sanders by Warranty Deed from Sandra Gail Johnson, of record in Instrument No. 20061025-0132228, Register's Office for Davidson County, Tennessee; and being further conveyed by Margaret A. Sanders to Sarah A. Mercier as to a one half interest, by Quitclaim Deed filed on 01/02/2013, at Instrument No. 20130102-0000218, Davidson County Register of Deeds.

This is property commonly known as 2218 B Cabin Hill Road, Nashville, TN 37214.

Witness our hands this 26 day of **October, 2015**:

Margaret A. Sanders
Margaret A. Sanders

Sarah A. Mercier
Sarah A. Mercier

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 **Margaret A. Sanders and Sarah A. Mercier** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of **October 2015**.

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 **Margaret A. Sanders and Sarah A. Mercier, 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 26th day of **October, 2015**:

, as 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 26th day of **October, 2015**:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN 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 26th DAY OF **October, 2015**:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON