BILL GARRETT, Davidson County
Trans:T20160003787 DEEDQC
Recvd: 01/14/16 15:22 2 pgs
Fees:12.00 Taxes:0.00
20160114-0004142

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

New Owner +
Send Tax Bill to:
William N. Dodds
3809 Barlow Drive
Nashville, TN 37211

Parcel:
16102001700

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **KAFWND, LLC, Tennessee Limited Liability Company,** has bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim, unto **William N. Dodds and Kimberly A. Franks, as joint tenants with the right of survivorship,** their heirs and assigns, all right, title and interest in and to the following described property to-wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of McMurray Hill, as of record in Plat Book 3700, Page 5, Register's Office for said county, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to KAFWND LLC, Tennessee Limited Liability Company, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A, dated June 22, 2015, in Instrument No. 20150805-0077822, Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS our hands this the **24th** day of December, 2015.

KAFWND, LLC

William N. Dodds, Member

Kimberly A. Franks, Member

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **William N. Dodds,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Member of **, KAFWND, LLC** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 24th day of December, 2015.

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

NOTARY PUBLIC
My Commission Expires 8-21-18

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kimberly A. Franks,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Member of **, KAFWND, LLC** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 24th day of December, 2015.

JENNIFER A DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires 11/5/18

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ **-0-**.

AFFIANT

Subscribed and sworn to before me this 24th day of December, 2015.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~
~~My Commission Expires~~: _____