THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160011139 DEEDQC
Recvd: 02/10/16 08:35 3 pgs
Fees:17.00 Taxes:0.00
20160210-0012637

[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#:
STEPHEN ROCKFORD HAMMOND, RUBY LANNEAU HAMMOND, and WILLIAM BRETT HAMMOND 3416 Towne Village Road Antioch, TN 37013	Same as New Owner	150-07-482.00

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 **STEPHEN ROCKFORD HAMMOND, RUBY LANNEAU HAMMOND, and WILLIAM BRETT HAMMOND**, I, **STEPHEN ROCKFORD HAMMOND**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Being Lot No. 540 on the Plan of Towne Village of The Country, Section V, of record in Book 6250, page 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 540 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 127.74 feet on the easterly line and 141.90 feet on the westerly line to a broken line in the rear measuring 102.12 feet thereon.

Being the same property conveyed to Stephen Rockford Hammond by Warranty Deed from John E. Pratt and wife, Gwen M. Pratt, of record on 04/13/2005, at Instrument No. 20050413-0041261, Davidson County Register of Deeds.

This is property commonly known as 3416 Towne Village Road, Antioch, TN 37013.

This conveyance is subject to any and all Deeds of Trust granted by Stephen Rockford Hammond, and to any visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 3 day of February, **2016**:

Stephen Rockford Hammond
STEPHEN ROCKFORD HAMMOND

JENNIFER OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEPHEN ROCKFORD HAMMOND** the bargainor, 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 3rd day of February, **2016**:

Jennifer Oldham
Notary Public

My Commission Expires: May 8, 2018

RE-CONVEYANCE

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 **STEPHEN ROCKFORD HAMMOND, RUBY LANNEAU HAMMOND, and WILLIAM BRETT HAMMOND**, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (specifically so that the owner(s) who survive(s) among these three shall be vested immediately with full title to the property described herein upon the death of the other owner(s)), 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 5 day of February, 2016:

, 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 5th day of February, 2016:

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 $ZERO.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF February, **2016**:

Notary Public

My Commission Expires: 6/2/2018

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