*This instrument prepared by:*
*BROKERS ESCROW SERVICES, INC.*
*200 Nashboro Blvd*
*P.O. Box 17116*
*Nashville, TN 37217*
*(615) 885-0223*

Davidson County DEEDQC
Recvd: 02/24/16 15:26 2 pgs
Fees:12.00 Taxes:0.00
**20160224-0017763**

ADDRESS OF NEW OWNER:
**Calvin S. Rutgerson and wife,**
**Toni Rutgerson**
**604 Page Drive**
**Mt. Juliet, TN 37122**

SEND TAX BILL TO:
PennyMac Loan Servicing, LLC
P.O. Box 514387
Los Angeles, CA 90051

MAP & PARCEL:
13505008500

*THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.*

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of love and affection and no monetary consideration, **Calvin S. Rutgerson** has bargained and sold, and does hereby remise, release and forever quitclaim unto **CALVIN S. RUTGERSON AND WIFE, TONI RUTGERSON, as tenants by the entirety**, his entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot 1, First Revision of the Resubdivision, Lot 61, Town Park Estates, as shown on plat of record in Instrument No. 20080605-0057802, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance includes and is subject to the perpetual right and easement of ingress and egress to and from Lots 1 and 2 of the above-referenced plat, together with the perpetual right to construct, use, repair and maintain utilities for the benefit of two lots, shown as the joint access and utility easement on the above-referenced plat.

To have and to hold the rights and easement hereby granted to the respective vestees of Lots 1 and 2 and their successors in title forever; it being agreed that the said rights and easement are for the common use of and are appurtenant to Lots 1 and 2, and shall run with the said lands. Maintenance shall be shared equally between the vestees of Lots 1 and 2, their successors and assigns.

Being the same property conveyed to Calvin S. Rutgerson by Warranty Deed from David Waynick of record as Instrument No. 20120723-0064377 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

**312 MELVIN JONES DRIVE**
**NASHVILLE, TN 37217**

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is,

where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me this 12th day of February, 2016.

Notary Public

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of February, 2016.

**CALVIN S. RUTGERSON, Bargainor**

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 Calvin S. Rutgerson, 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 Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 12th day of February, 2016.

Notary Public

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

REBECCA WAYNICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2016 personally appeared before me, David J. Waynick, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: