BILL GARRETT, Davidson County
Trans:T20160051266 DEEDQC
Recvd: 06/16/16 15:42 3 pgs
Fees:17.00 Taxes:0.00

20160616-0061325

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 8th day of June, 2015,
by first party, Grantor, Gina Dannibale
whose post office address is 527 Old Lebanon Dirt Rd. Hermitage, TN 37076
to second party, Grantee, Venus Forsythe
whose post office address is 5807 Couch Dr. Nashville, TN 37209 - New Owner & Tax Bills

WITNESSETH, That the said first party, for good consideration and for the sum of Zero Dollars ($ 0)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

- See Exhibit A for legal description
- Current Source of Title #20141106-0102394

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Michael McClain

Print name of Witness: Michael McClain

Signature of Witness: Kimberly Malcolm

Print name of Witness: Kimberly Malcolm

Signature of First Party: [signature]

Print name of First Party: Gina Dannibale

Signature of Second Party: Venus Forsythe

Print name of Second Party: Venus Forsythe

Signature of Preparer _____

Print Name of Preparer Venus Forsythe

Address of Preparer 840 W. Hillwood Drive, Nashville, TN

State of TN
County of Davidson }

On 8th 1/01/15 before me, _____,
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3rd 2016

Affiant _____Known_____Produced ID
Type of ID _____

(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Venus Forsythe, **Affiant**

Subscribed and sworn before me this the
16 Day of June, 2016.

Abby Flatt, **Deputy Register**

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Exhibit A

Davidson County DEEDWARR Recvd: 11/06/14 08:26 2 pgs Fees:13.00 Taxes:425.50 **20141106-0102394**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Affiant Subscribed and sworn to before me, this DAY OF Notary Public MY COMMISSION EXPIRES: exp: 7/6/15
WARRANTY DEED CL14-5807	

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1696 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Dannibale	F & M Bank (NAME)	
5807 Couch Drive (ADDRESS)	50 Franklin Street (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	091-06-147.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE HALEY AND JILL S. HALEY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GINA DANNIBALE, A SINGLE WOMAN, AND VENUS FORSYTHE, A SINGLE WOMAN, JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of West Park Addition, of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Haley, an individual by Deed from Patriot Properties, LLC of record in Instrument No. 20030317-0035071, Register's Office for Davidson County, Tennessee, dated March 17, 2003 and recorded on March 17, 2003.

Being the same property conveyed to Steve Haley and Jill S. Haley, as tenants in common with right of survivorship by Deed from Steve Haley of record in Instrument No. 20060404-0038126, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 4, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2330, Page 39, Book 2437, Page 59, ; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5807 Couch Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.