BILL GARRETT, Davidson County
Trans:T20160073083 DEEDQC
Recvd: 08/22/16 13:01 2 pgs
Fees:12.00 Taxes:0.00
20160822-0087577

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy B. Capps 226 Hearthstone Manor Lane Brentwood, TN 37027	Suntrust Mortgage 1001 Semmes Ave. Richmond, VA 23224
TAX MAP - PARCEL NUMBERS: 160150A06400CO	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **PAUL T. CAPPS,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **NANCY B. CAPPS,** her heirs and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 64 on the Condominium Site Plan of Phase IV, Hearthstone Manor (a part of Hearthstone P.U.D), of record in Plat Book 6250, page 990, as revised in Plat Book 6200, page 642, 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 Nancy B. Capps, married by Warranty Deed from Emily J. Sanders, unmarried, dated February 27, 2015, recorded March 4, 2015, of record in Instrument 20150304-0018992, Register's Office for Davidson County, Tennessee.

This property commonly known as: **226 Hearthstone Manor Lane, Brentwood, TN 37027**

WITNESS MY HAND on this the 16 day of August, 2016.

PAUL T. CAPPS

STATE OF ~~TENNESSEE~~ Alabama COUNTY OF Marshall

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **PAUL T. CAPPS**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of August, 2016.

My commission expires: 8/28/2018

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of August, 2016.

Nancy B. Capps
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 17 day of August, 2016.

My commission expires:
3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Suzanne Thomas
Notary Public (Seal)