THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160076129 DEEDQC
Recvd: 08/31/16 10:41 2 pgs
Fees:12.00 Taxes:0.00
20160831-0091282

[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 Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Leon Piekarski and Lee Anne Wills 420 Moss Creek Court Nashville, Tennessee 37221	Franklin Synergy Bank 134 Pewitt Drive, suite 100 Brentwood, TN 37027	142-07-0B-006.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **JAMES PIEKARSKI**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **LEE ANNE WILLS**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 6, as shown on the map entitled Moss Creek Plantation, of record in Plat Book 6900, page 455, revised in Plat Book 6900, page 608 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Piekarski, by Warranty Deed, from Martha M. Schindler a/k/a Martha E. Schindler, unmarried, of record in Instrument No. 20140131-0009003, dated 1/31/2014, Register's Office for Davidson County, Tennessee.

This is improved property known as **420 Moss Creek Court, Nashville, Tennessee 37221 .**

This conveyance is subject to any and all 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 30th day of **August, 2016**:

8/30/16

James Piekarski

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 James Piekarski, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2016.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant 8.30.16

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2016:

Notary Public

My Commission Expires: 5/25/19

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON