QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on October 27th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 10/28/16 08:14 3 pgs
Fees:17.00 Taxes:0.00
20161028-0113804

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
Dan Duane Fairbanks 5036 Olivia Drive Antioch, TN 37013	SAME AS NEW OWNER	162-03-011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frank L. Fairbanks, a widow and Dan D. Fairbanks, as joint tenants with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dan Duane Fairbanks, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Colewood Acres Subdivision, as of record in Book 3700, Page 59, 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 by Quitclaim Deed from Frank L. Fairbanks, a widow to Frank L. Fairbanks, a widow and Dan D. Fairbanks, as joint tenants with right rights of survivorship, as recorded on the 18th day of November, 2013 in Instrument No. 20131118-0118680; Quitclaim Deed from Dan D. Fairbanks to Frank L. Fairbanks, as his sole and separate property, as recorded on the 16th day of February, 2000 in Instrument No. 200002160015488 and Deed from Sandra Davis to Frank L. Fairbanks and Dan D. Fairbanks as joint tenants with right of survivorship, as recorded on the 29th day of April, 1997 in Deed Book 10433, Page 61, in the Register's Office of Davidson County, Tennessee.

This property is also known as improved property located at 5036 Olivia Drive, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on October 27th, 2016.

Frank L. Fairbanks

Dan D. Fairbanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 27th, 2016, before me personally appeared Frank L. Fairbanks to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON October 27th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017



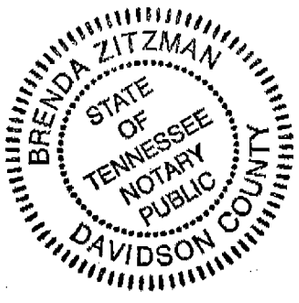
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 27th, 2016, before me personally appeared Dan D. Fairbanks to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON October 27th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017