QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160095878 DEEDQC
Recvd: 10/31/16 10:38 2 pgs
Fees: 12.00 Taxes: 0.00
20161031-0114663

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 THE 21st day of October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MORGAN O'NEAL
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawnna L. Ferguson	Mortgage Investors Group	064110A069.00CO
(NAME) 309 Cameron Court S.	(NAME) 8320 E. Walker Springs Lane, Ste. 300	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Ferguson, a married man**, hereinafter called the Grantor(s), has quitclaimed unto **Shawnna L. Ferguson, an unmarried woman**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 69, as shown on the map entitled the Plan of Caleb Chase, of record in Plat Book 6250, pages 821-822, 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 SHAWNNA L. FERGUSON, MARRIED, by deed from JUSTIN J. BELOW, UNMARRIED AND RONALD H. BELOW, of record in Instrument No. 20131122-0120552, dated November 20, 2013, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 309 Cameron Court S., Hermitage, TN 37076.

Witness my hand this 21 day of October, 2016.

John M. Ferguson

John M. Ferguson

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Ferguson the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of October, 2016.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

