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 BEFORE ME, THIS THE 7th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

R-FAMC-16-2521-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Carpenter and Jason P Miller	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**104-15-0-111.00**
2521 Sunset Place	**6100 TOWER CIRCLE, SUITE 600**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON P. MILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA CARPENTER AND JASON P MILLER, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Easterly part of Lot No. 23 on the Plan of Sunset Park of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 23 fronts 52.0 feet on the Southerly side of Sunset Place, formerly turner Avenue, and runs back 160.5 feet on the Easterly line and 160.5 feet, more or less, in the Westerly line, to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jason P. Miller by Quitclaim deed from Laura M. Miller of record in Instrument No. 20100624-0049390 Register's Office for Davidson County, Tennessee, dated June 17, 2010 and recorded on June 24, 2010.

This is **improved** property known as: **2521 Sunset Place, Nashville, Tennessee 37212**.

BILL GARRETT, Davidson County
Trans:T20160101315 DEEDQC
Recvd: 11/16/16 12:33 2 pgs
Fees:12.00 Taxes:0.00

20161116-0120913

Witness my/our hand(s) this the 7th day of November, 2016.

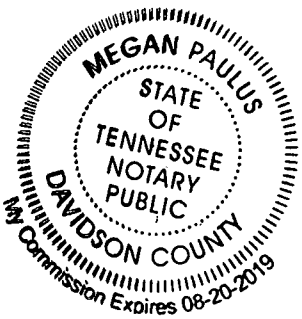
Jason P. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212