BILL GARRETT, Davidson County
Trans:T20160104808 DEEDQC
Recvd: 11/29/16 11:12 5 pgs
Fees:27.00 Taxes:0.00
20161129-0125071

Prepared by & return to:
H. Diane Dixon, Attorney
2158 Northgate Park Lane, Ste. 411
Chattanooga, TN 37415

Grantee:
Thomas Lindsay Peters and
Joy Eileen Dittberner, Trustees
of Family Trust dated June 17, 2016
771 Bolsana Drive
Laguna Beach, CA 92651-4124

Send Tax Bills To:
CitiMortgage, Inc.
12855 North Outer 40 Drive
St. Louis, Missouri

Map Parcel No.
141-6-C-101CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and JOY E. DITTBERNER, a married woman, and THOMAS LINDSAY PETERS, her husband ("Grantors"), do hereby grant, transfer, quitclaim, and convey unto THOMAS LINDSAY PETERS AND JOY EILEEN DITTBERNER, TRUSTEES OF THE PETERS-DITTBERNER FAMILY TRUST DATED JUNE 17, 2016, and any amendments thereto ("Grantee"), all right title and interest in the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the plan of Riverbridge Community, Phase 1B of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

For prior title, see Instrument No. 20040802-0092128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This is improved property, known as 4004 Stonybrook Drive, Nashville, Tennessee 37221.

Taxes for the year 2016 are assumed by the Grantee herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.

IN WITNESS WHEREOF, the Grantors herein have set their hands on this 18 day of November, 2016.

GRANTORS:

Joy Eileen Dittberner

JOY EILEEN DITTBERNER

Thomas S Peters

THOMAS LINDSAY PETERS

STATE OF California

COUNTY OF Orange

Before me, a Notary Public for the State and County aforesaid, personally appeared JOY EILEEN DITTBERNER, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged that she executed the foregoing instrument as her free act and deed for the purpose therein contained.

WITNESS my hand and seal this _____ day of _____, 2016.

_____

Notary Public

My Commission Expires: _____

11/18/16

Please see Attached California Acknowledgment. Cap

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

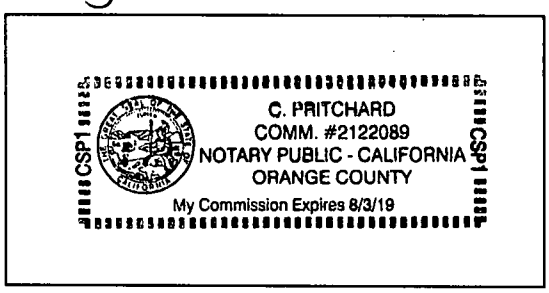
County of Orange

On 11/18/2016 before me, C. Pritchard, Notary (here insert name and title of the officer),

personally appeared Thomas Lindsay Peters and Jay Eileen Dittberner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature

Description of Attached Document

Type or Title of Document Quit Claim Deed

Document Date Not dated Number of Pages 3

Signer(s) Other Than Named Above None

Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations

DSG5350CA (Rev01-01/15)

FO01-000DSG5350CA-01

STATE OF _____

COUNTY OF _____

Before me, a Notary Public for the State and County aforesaid, personally appeared THOMAS LINDSAY PETERS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purpose therein contained.

WITNESS my hand and seal this _____ day of _____, 2016.

_____
Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

This conveyance is exempt from transfer tax pursuant to T.C.A. §66-5-209(a)(3)(F).

Thomas Lindsay Peters
Affiant

Sworn to and subscribed before me this ____ day of _____, 2016.

_____
Notary Public

My Commission Expires:_____

11/18/16

Please See Attached California Jurat Cap

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 18th

day of November, 2016, by Thomas Lindsay Peters

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature

C. PRITCHARD
COMM. #2122089
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 8/3/19

CSP1 CSP1

Description of Attached Document

Type or Title of Document
Quit Claim Deed

Document Date
Not dated

Number of Pages
13

Signer(s) Other Than Named Above
Joy Eileen Dittberner