Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170000195 DEEDQC
Recvd: 01/03/17 10:55 2 pgs
Fees:12.00 Taxes:0.00
20170103-0000215

This Instrument Prepared By and Return To:
Marty Penix
3650 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Alma Penix 3650 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	Same as New Owner	75-8-A-24.00 CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Benjamin W. Lankford, an unmarried man, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto Alma Penix, hereinafter called the GRANTEE(S), all right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Unit 121, Brooke Castle Condominiums, as Shown on plat of record in Plat Book 6250, Page 627, corrected in Book 6727, Page 762, As established under Master Deed of record in Book 6519, Page 747, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Benjamin W. Lankford, an unmarried man, by Warranty Deed from Marty Penix, a married man, filed on October 29, 2009 at Instrument Number 20091029-0099842, said Register's Office.

This is unimproved property located at 121 Brooke Castle Drive, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 27 day of DECEMBER, 2016.

Benjamin W. Lankford

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Benjamin W. Lankford**, whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that she execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 27 day of DECEMBER, 2016.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/6/18

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 27 day of DECEMBER, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY