THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, 400
Franklin, TN 37067

File No.: 15-CD-419

BILL GARRETT, Davidson County
Trans:T20170017275 DEEDQC
Recvd: 02/28/17 11:04 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019740

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Katherine B. Carroll 4022 Colorado Avenue Nashville, TN 37209	Franklin American Mortgage Co 6100 Tower Circle Dr., Ste 600 Franklin TN 37067	103-04-420.00

THIS INDENTURE made this 24th day of February, 2017 between, Katherine B. Carroll, First Parties and Katherine B. Carroll and Mark Crisci, wife and husband, Second Parties:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 39 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of recor din Plat Book 332, page 61, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katherine B. Carroll, a single person, by Warranty Deed from Kevin McLoud, unmarrired, dated November 21, 2003, recorded November 26, 2003, of record in Instrument No. 20031126-0171938, Register's Office for Davidson County, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee so that neither Grantor nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 24th day of February, 2017.

Katherine B. Carroll

SARA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine B. Carroll, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 24th day of February, 2017.

Notary Public

My Commission Expires: may 5, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27 day of February, 2017.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD