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

BILL GARRETT, Davidson County
Trans:T20170031383 DEEDQC
Recvd: 04/13/17 14:34 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036377

This Instrument Prepared By and Return To:
Carl Spruill
Donna Spruill
8530 Saundersville Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Carl Spruill Donna Spruill 8530 Saundersville Road Mt. Juliet, TN 37122	Same As New Owner	065-13-0-038.00

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, **Deana Spruill**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Carl Spruill and Donna Spruill, husband and wife**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

> Lot 29, on the plan of Sherwood Forest, section one, as shown on plat of record in plat book 4175, page 153 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Deana Spruill from HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates, by Special Warranty Deed filed of record by instrument of record recorded on January 17, 2012, in Instrument No. 20120117-0004632, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **4805 Big Horn Drive, Old Hickory, TN 37138**.

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 has hereunder set her hand(s) this 11 day of April, 2017.

Deana Spruill

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Deana Spruill**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 11 day of ~~April, 2017~~.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 11 day of ~~April, 2017~~.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY