THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 039000
PARCEL: 254.00

NEW OWNER'S ADDRESS:
Russell B. & Joy J. Dugan
5302 Simpkins Road
Whites Creek, TN 37189

BILL GARRETT, Davidson County
Trans:T20170055433 DEEDQC
Recvd: 06/28/17 14:47 2 pgs
Fees:17.00 Taxes:0.00
20170628-0065191

SEND TAX BILLS TO:
PrimeLending
18111 Preston Road, Suite 900
Dallas, TX 75252

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I,Russell B. Dugan, a married man, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee as follows, to wit:

All that certain lot or parcel of land situated in the City of Whites Creek, County of Davidson, State of Tennessee, and being more particularly described as follows: Beginning at a point in the center of Simpkins Road, being the southwest corner of the original 14.13 acre tract of Paul Allen Teasley and wife, Lillian Ann Teasley, of record in Book 2449, Page 531 , Register's Office for Davidson County, Tennessee, now Stephen B. Teasley 3 acre tract of record in Book 6154, Page 171, said Register's Office; thence with the line of Teasley North 14 degrees 30 minutes East 362 feet to a point; thence North 11 degrees 00 minutes East 429 feet to a point; thence with a new calculated line North 78 degrees 00 minutes East 385 feet, more or less, to a point in the center of Burgess Road; thence with the following deed calls: South 36 degrees 00 minutes West 186 feet, and South 27 degrees 45 minutes West 135.3 feet, and South 13 degrees 15 minutes East 203.2 feet to a point; thence South 16 degrees 00 Minutes West 432.8 feet to a point in the intersection of Burgess Road and Simpkins Road; thence with Simpkins Road 266 feet, more or less, to the point of beginning.

Being the same property conveyed to Russell B. Dugan, a married man by Special Warranty Deed dated 9/20/16 from Wilson & Associates, P.L.L.C. Attorney-in-Fact for Fannie Mae aka Federal National Mortgage Association of record in Instrument Number 20161031-0114956, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5302 Simpkins Road, Whites Creek, TN 37189.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Russell B.

Dugan and Joy J. Dugan, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 16 day of June, 2017.

Russell B. Dugan

Tammy Mellons, Trustee

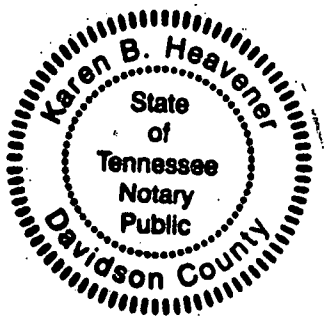
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Russell B. Dugan the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand an official seal this the 16th day of June, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7 / 8 / 19



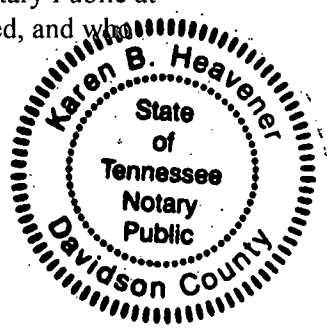
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand an official seal this the 16th day of June, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7 / 8 / 19



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 16th day of June, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7 / 8 / 19

