This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
ROBERT A. BRITTON
TO:
ANNE C. ZANDER and JOSEPH B. ZANDER, Husband and Wife

Bill Garrett Davidson County
Batch# 51545 DEEDQC
01/25/2018 11:34:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180125-0007849

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Anne C. Zander and Joseph B. Zander 468 Highpoint Terrace Brentwood, TN 37027	New Owner	181 10 0D 02700CO

STATE OF TENNESSEE }
COUNTY OF Williamson}

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $1.00.

Anne Zander
ANNE C. ZANDER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2017.

D. Michelle Fogarty
NOTARY PUBLIC

D. MICHELLE FOGARTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 2-21-21

Joseph B. Zander
JOSEPH B. ZANDER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

NOTARY PUBLIC

LISA SCHERER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2020

MY COMMISSION EXPIRES:

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **ROBERT A. BRITTON,** do here by Quitclaim to **ANNE C. ZANDER** and **JOSEPH B. ZANDER, husband and wife, as joint tenants with a right of survivorship,** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jackson Valley Subdivision, Section Two, of record in Plat Instrument No. 20071012-0121332, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne C. Zander and husband Joseph B. Zander, and Robert A. Britton, as joint tenants with right of survivorship and not as tenants in common, by Special Warranty Deed dated May 13, 2008 from Touchstone Builders, Inc., a Tennessee corporation of record in Instrument No. 20080527-0053587, said Register's Office.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by warranty deed dated November 30, 2007 from GSH Development, LLC, a Tennessee limited liability company of record in Instrument No. 20071203-0139770, said Register's Office.

This is improved real property located at 468 Highpoint Terrace, Brentwood, TN 37027.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

Grantor does hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of November, 2017.

ROBERT A. BRITTON

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

ROBERT A. BRITTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 1st day of November, 2017.

Notary Public

My Commission Expires: 3/28/2020

STEVEN DUCKWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires Mar. 28, 2020