THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 171451 DEEDQC
12/07/2018 09:38:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181207-0119394

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Craig M. Bailey and Ruth F. Bailey 3424 Trimble Road Nashville, TN 37215	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	131-05-0-021.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **CRAIG M. BAILEY**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **RUTH F. BAILEY**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee together a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 43, on the Plan of Russwood Heights, as shown by plat appearing of record in Plat Book 2133, Page 12 and 13, of the Register's Office of Davidson County, Tennessee, reference is hereby made for more complete details of said lot.

Being the same property conveyed to Craig M. Bailey, unmarried by Warranty Deed from Karen T. Sadler and husband, Ronald L. Sadler, of record on November 16, 2004, at Instrument No. 20041116-0137750, Davidson County Register of Deeds.

This property is commonly known as **3424 Trimble Road, Nashville, TN 37215**.

Witness my hand this 9th day of November, 2018:

CRAIG M. BAILEY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CRAIG M. BAILEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2018:

Notary Public

My Commission Expires: Sept. 20, 2022

CARLA R. MELTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY