THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** HUDSON DEWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 19, 2022	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28th day of December, 2018. Notary Public My Commission Expires: __

Karen Y Johnson Davidson County
Batch# 180495 DEEDQC
01/04/2019 08:18:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190104-0000967

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Fulton and Lauren Fulton 7061 Willowick Dr. Brentwood, TN 37027	New Owner	171-03-0B-206.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian Fulton, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Brian Fulton and Lauren Fulton, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of A Horizontal Property Regime (Private Element) Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, Page 953 and 954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Fulton, a single man by Warranty deed from Alex Simpson, a married man of record in Instrument No. 20050512-0053751 Register's Office for Davidson County, Tennessee, dated May 05, 2005 and recorded on May 12, 2005.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 28th day of December 2018.

Brian Fulton

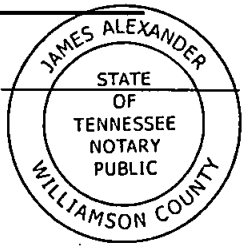
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brian Fulton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 2018.

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
MARCH 13, 2022