Subject Property: **Map #: 130-01** **Group #: A** **Parcel #: 14**

Property Address: 116 Harding; Unit B-6; Nashville, TN 37205

New Owner: Melanie Ann McDonald
Address: 116 Harding Place – Unit B-6
Nashville, TN 37205

Send Tax Bill to:
Same address

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on September 26, 2006, Case Number 31476, and for good and valuable consideration, and no monetary consideration, I, **Arthur G. Smith**, hereby quitclaim and convey to **Melanie Ann McDonald**, being one and the same as **Melanie M. Smith**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. B-6 on the plan of Belle Meade Terrace Condominium, of record in Book 5200, page 325 thru 329, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Arthur G. Smith** and Spouse, **Melanie M. Smith**, by Warranty Deed from **Gregory L. Mosser** and Spouse, **Susan K. Spain** of record in Book 9917, Page 661, Register's Office for Davidson County, Tennessee. The said **Melanie M. Smith** and **Melanie Ann McDonald** being one and the same.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 6th day of February, 2007.

Davidson County DEEDQC
Recvd: 02/08/07 13:30 2 pgs
Fees:12.00 Taxes:0.00
20070208-0016724

Arthur G. Smith

This is improved property, known as 116 Harding; Unit B-6; Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of February, 2007.

NOTARY PUBLIC

SHERRI STATZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept 25, 2010

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 7th day of February, 2007.

NOTARY PUBLIC

My commission expires

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

CAROL FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 13, 2010