BILL GARRETT, Davidson County
Trans:T20090026309 DEEDQC
Recvd: 04/21/09 14:56 3 pgs
Fees:17.00 Taxes:0.00
20090421-0036234

QUITCLAIM DEED

WHEREAS, Clara **Lynne Hampson Wilder** ("Grantor") and **Matthew Lawrence Wilder** ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described below:

> LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of The Woodlands, Phase 2, as of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

WHEREAS, pursuant to the Divorce Decree dated December 17, 2008, entered by the Court in MATTHEW LAWRENCE WILDER v. CLARA LYNNE HAMPSON WILDER, Fourth Circuit Court for the State of Tennessee, Twentieth Judicial District, Davidson County, Case No. 08D-1124, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to quitclaim all of her right, title and interest in and to the tract of land described herein below.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, **Clara Lynne Hampson Wilder,** the Grantor, does hereby convey, remise, release and forever quitclaim unto **Matthew**

Lawrence Wilder, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of The Woodlands, Phase 2, as of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Matthew L. Wilder and wife, Lynne H. Wilder, by deed from John D. Hammes and wife, Jane L. Hammes, of record as Instrument No. 199912220306337, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 713 Woodlands Tail, Nashville, Tennessee 37211.
>
> Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

Clara Lynne Hampson Wilder — 3.5.09

Clara Lynne Hampson Wilder - Grantor — Date

Same as Lynne H. Wilder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Clara Lynne Hampson Wilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2009.

Notary Public
My Commission Expires: 9/16/2012

CARL RIEDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Matthew Lawrence Wilder - Grantee

Date 2/25/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Matthew Lawrence Wilder, 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 and official seal this 25th day of FEB, 2009.

Notary Public
My Commission Expires: 1-9-2012

MELINDA HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*This instrument prepared by:
Richard L. Wommack II, Esq.
49 Music Square West, Suite 600
Nashville, TN 37203
(615) 321-4500

*DEED PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION OR ABSTRACT. DESCRIPTION PROVIDED BY GRANTOR/GRANTEE.

The following information is not a part of this Deed:

Property Address: 713 Woodlands Trail
Nashville, Tennessee 37211

Owner's Address: Matthew L. Wilder
713 Woodlands Trail
Nashville, Tennessee 37211

Parcel Number: 172-3-B-18.00co

Send tax bills to:
Aurora Loan Services
10350 Parkmeadows dr.
Littleton, Co.
80124