This instrument was prepared by:
Jacqueline B. Dixon
*Hollins, Wagster, Weatherly & Raybin, P.C.*
424 Church Street, Suite 2200 Fifth Third Center
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20090033292 DEEDQC
Recvd: 05/20/09 11:43 2 pgs
Fees:12.00 Taxes:0.00
20090520-0046370

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Amanda F. Ratliff<br>1408 McGavock Pike<br>Nashville, TN 37216 | CitiMortgage, Inc.<br>P.O. Box 9440<br>Gaithersburg, MD 20898-9440 | Map 072-07-289 |

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Amanda F. Ratliff
AMANDA F. RATLIFF

SWORN TO AND SUBSCRIBED before me this 19th day of May, 2009.

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 10, 2012

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of divorce in the Fourth Circuit Court for Davidson County, Tennessee, in the case of Amanda Farrah McCrary Ratliff v. James Austin Ratliff, Civil Action No. 08D-1843, James Austin Ratliff (being the same person as James A. Ratliff) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Amanda F. McCrary Ratliff (being the same person as Amanda Farrah McCrary), her heirs, successors, and assigns - all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said county.

Said Lot No. 13 fronts 50 feet on the southerly side of Williams Ferry Road (now called McGavock Pike) and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed unto Amanda F. Ratliff and husband, James A. Ratliff, by deed from Joe W. Dixon, dated October 4, 2005, of record in Instrument No. 20051014-0124160, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 McGavock Pike, Nashville, TN 37216.

This property is conveyed expressly subject to all existing restrictions and easements of record as may affect the property.

JAMES A. RATLIFF

STATE OF TENNESSEE ]
COUNTY OF _____ ]

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named **James A. Ratliff**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of May 2009.

SUZANNE ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 23, 2011

NOTARY PUBLIC
My Commission Expires: 8-23-2011

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STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

This transfer is exempt from taxation under the provisions of *Tenn. Code Ann.* §67-4-409(E).

AMANDA F. RATLIFF

SWORN TO AND SUBSCRIBED before me this 19th day of May 2009.

JACQUELINE D. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 18, 2012

**Disclaimer**

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED .