BILL GARRETT, Davidson County
Trans:T20090080302 DEEDQC
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Fees:12.00 Taxes:0.00
20091125-0108684

Prepared by:
Connie Allison, Esq.
533 Church St.
Nashville, TN 37219
615-478-0474

QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Paige Marie Boone	Wells Fargo Real Estate	Map 91-13
431 West Bend Dr.	Tax Services LLC	Parcel 206
Nashville, TN 37209	1 Home Campus X2502-011	
	Des Moines, IA 50328-0001	

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN BOONE ("Grantor"), by these presents and for the purpose of relinquishing any marital rights that he may have in the certain property described below, does hereby quitclaim and convey in fee simple unto PAIGE MARIE PRATHER, formerly known as PAIGE BOONE, ("Grantee"), her successors and assigns, any and all right, title and interest that he may have in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 of Block A, on the Map of Crolywood Subdivision as of record in Book 1130, Page 65, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paige Boone and husband, Ryan Boone, by Warranty Deed dated December 18, 2007, from Wayne D. Elkins and wife, Myra Elkins, recorded as Instrument Number 20071227-0147568, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.
>
> This is improved property known as 431 West Bend Drive, Nashville, TN 37209.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantee and Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 24 day of November, 2009.

RYAN BOONE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Janelle VanHootegem, a Notary Public of this County, RYAN BOONE, 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 within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24th day of November, 2009.

JANELLE VanHOOTEGEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 3, 2012

Notary Public
My Commission Expires: 9/3/2012

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(3)(E) AS IT IS FOR THE PURPOSE OF ADJUSTING PROPERTY RIGHTS BETWEEN DIVORCING PARTIES.