BILL GARRETT, Davidson County
Trans:T20100028615 DEEDQC
Recvd: 05/12/10 13:33 2 pgs
Fees:12.00 Taxes:0.00
20100512-0036591

QUITCLAIM DEED

From: Carly Rose Sexton

To: Jonathan D. Sexton

This instrument prepared by:
Michael W. Binkley
509 New Highway 96 West, Suite 201
Franklin, Tennessee 37064

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
8496 Beautiful Valley Drive Nashville, TN 37221	Same	Map 142-07-0-G Parcel 211.00co

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jonathan David Sexton v. Carly Rose Sexton, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-2208, and that there was no other consideration given for the transfer.

Affiant – Jonathan D. Sexton

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 6 day of May, 2010.

NOTARY PUBLIC
My Commission Expires: January 9, 2012

This transaction is exempt from tax under the provisions of T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled Jonathan David Sexton v. Carly Rose Sexton, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-2208, Carly Rose Sexton (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Jonathan D. Sexton (the "Grantee") all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 211 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and descript of such Unit.

BEING part of the same property conveyed to Jonathan D. Sexton, an unmarried person, by Warranty Deed from 70 South Associates, LLC, as recorded in the Register's Office for Davidson County, Tennessee on April 6, 2001 as Instrument No. 20010406-0034245.

THIS conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Glen Phase II Condominiums of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The above description is the same as in the previous deed of record.

This property is also known as improved property located at 7241 Highway 70 South, #211, Nashville, Tennessee 37221.

WITNESS my hand this 10 day of May, 2010.

Carly Rose Sexton

CARLY ROSE SEXTON

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED THEREOF.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Carly Rose Sexton, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of MAY, 2010.

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: January 9, 2012