THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN 37211
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BILL GARRETT, Davidson County
Trans:T20100067727 DEEDQC
Recvd: 10/26/10 09:52 2 pgs
Fees:12.00 Taxes:0.00
20101026-0085551

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Matthew Callis 2322 Tally Green Court Nashville, TN 37214	Same	Map 073-15-0 Parcel 016.00

For and in Consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Suzanne Elizabeth Thomason, by these presents do hereby quitclaim and convey unto Matthew Drew Callis, his successors and assigns, all my right, title and interest in and to the following described tract of land, situated, ling and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 5A, on the plan of Zone Lot Division Lots 5, 9 and 11 Tally Green, of record in Plat Book 6250, Page 787, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew Callis and Suzanne E. Thomason, by Warranty Deed from Stephen L. Minton, of record, in Instrument Number 20090615-0055374, Register's Office for Davidson County, Tennessee.

This property is subject to: Transmission Easements of record in Book 1153, Page 459; Sanitary Sewer and Storm Drainage Easement of record in Book 4564, Page 711; Sanitary Sewer and Storm Drainage Easement of record in Book 6369, Page 575; Sewer Easement of record in Book 6643, Page 817; Water Easement of record in Book 6643, Page 856; License to Use Fence of record in Book 8838, Page 654; Transmission Easement of record in Book 1153, Page 459; Sanitary and Storm Drainage Easement of record in Book 4564, Page 711; Sewer Easement of record in Book 6643, Page 817; Water Easement of record in Book 6643, Page 856; License to Use Fence of record in Book 8838, Page 654; All matters as set forth per Plat Book 6250, Page 73, Plat Book 6250, Page 787; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other mattes of public record.

Said conveyance is subject to any and all indebtedness thereon.

This conveyance is being made in consideration of a Final Decree of Divorce of the parties styled: MATTHEW DREW CALLIS vs. SUZANNE ELIZABETH THOMASON, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 10D-2044.

This is improved property known as 2322 Tally Green Court, Nashville, TN 37214.

STATE OF TENNESSEE)
COUTNY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 23rd day of July, 2010.

ELAINE P. GRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires SEPT 25, 2010

Notary Public

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

Witness my hand this the 21 day of July, 2010.

Suzanne Elizabeth Thomason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Suzanne Elizabeth Thomason, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of July, 2010.

My Commission Expires:

9-25-10

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

Matthew Callis
Quitclaim Deed, circuit
Domestic Docs.