Subject Property: **Map #:** 119 **Group #:** 14 **Parcel #:** 135

Property Address:

New Owner: Maria Erika Wright
Address: 3010 Dobbs Avenue
Nashville, Tennessee 37211

Send Tax Bill to:
Same address

This instrument was prepared by: **Russ Heldman**, Attorney at Law ,
218 Fourth Avenue, North
Franklin, TN 37064
(615) 599-9420 Facsimile (615) 599-9421

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on October 11, 2010, Case Number 38675, and for good and valuable consideration, and no monetary consideration, I, **Benjamin Philip Elkins**, hereby quitclaim and convey to **Maria Erika Wright**, all the right, title and interest I may have, if any, in and to the following described real property located in Williamson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Part One of Woodbine Courts; Block C, of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to **Louisa Branscomb,** unmarried by deed from **The Estate of Evelyn G. Owen (by Judi Gail Owen Moore, Executrix)** of record in Instrument 200704100042696 on 4/05/2007 and filed for record on 4/10/2007, Register's Office for Davidson County, Tennessee.

Current source of title: # 20080828-0088457

This conveyance is subject to A) 2008 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, page 39; Book 1163, page 441, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 12th day of October, 2011.

Benjamin Philip Elkins

property, known as 3010 Dobbs Avenue; Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20100075513 DEEDQC
Recvd: 12/01/10 09:21 2 pgs
Fees:12.00 Taxes:0.00
20101201-0095314

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin Philip Elkins**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of October, 2010.

NOTARY PUBLIC

DEBORAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

4/16/2013
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Maria Erika Wright
Affiant

Sworn to and subscribed before me this 12th day of October, 2010.

NOTARY PUBLIC

4/16/2013
My commission expires

The actual consideration or value, whichever is greater, is $0.

DEBORAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON