BILL GARRETT, Davidson County
Trans:T20110012200 DEEDQC
Recvd: 03/01/11 10:24 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016313

PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

FROM: SHANA B. GARLAND

TO: WILLIAM S. GARLAND
7144 Commonwealth Circle
Nashville, Tennessee 37221

Send Tax Statements To: SunTrust Mortgage Inc.
~~Same as new owner~~ 401 Commerce St
Suite 6100
Nashville Tn 37219

Map and Parcel Nos.
126-15B-254co

New Owner:
William S. Garland
7144 Commonwealth Circle
Nashville, Tennessee 37221

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee, in the cause of William Scott Garland v. Shana Beech Garland, Docket Number 10D-1932, I, **Shana B. Garland**, hereby transfer and by these presents do remise, release and quitclaim unto, **William S. Garland**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Lot 135, Section Three, LEXINGTON POINT Subdivision, as shown on plat of record in Plat Instrument No. 200201160006331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William S. Garland and Shana B. Garland by Warranty Deed from Richard Dennison and wife, Corrine Thomas Dennison of record in Instrument No. 20040603-0065594, Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 16th day of December, 2010.

Shana B. Garland
SHANA B. GARLAND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

LINDA S. HOLLINGSWORTH STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, a Notary Public in and for the above County and State, the within named **Shana B. Garland**, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 16th day of Dec., 2010.

Linda S. Hollingsworth
NOTARY PUBLIC

My Commission Expires: 7-3-2012

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).