BILL GARRETT, Davidson County
Trans:T20110051464 DEEDQC
Recvd: 08/22/11 10:08 2 pgs
Fees:12.00 Taxes:0.00
20110822-0064658

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Timothy John Nowak	GMAC Mortgage	MAP 173-15-A
117 Claybrook Lane	P.O. Box 9001719	PARCEL 6
Antioch, TN 37013	Louisville, KY 40290-1719	

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 *Timothy John Nowak v. Laura Green Nowak*, Civil Action No. 11D1611, in the 8th Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Affiant

Sworn to and subscribed before me, this 22 day of AUG., 2011.

Notary Public
My commission expires: 9-3-12

KAREN CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Timothy John Nowak v. Laura Green Nowak*, Civil Action No. 11D1611, in the 8th Circuit Court for Davidson County, Tennessee. Accordingly, Laura Green Nowak ("Grantor") does hereby quitclaim unto the said Timothy John Nowak, ("Grantee"), his successors, heirs and assigns all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete

description.

Being the same property conveyed to Timothy J. Nowak, unmarried, by deed dated 4/29/05 of record in Instrument No.: 20050505-0050456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 11700, Pages 27 and 28; Restrictions of record in Book 11675, Page 472 and amended as Instrument No. 200002150015152; By-Laws of record in Book 11675, Page 487; Easements of record in Book 10448, Page 188; Book 3933, Page 359; and Book 10348, Page 367, all of record in said Register's Office.

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 governmental and zoning regulations.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of June, 2011.

LAURA GREENE NOWAK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Greene Nowak, 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 this 1st day of June, 2011.

NOTARY PUBLIC

My commission expires: 7/5/11.

MAUREEN BAMBI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011