THIS INSTRUMENT WAS PREPARED BY:
Brenda Rhoton Clark, Attorney
1230 Second Avenue South
Nashville, Tennessee 37210
615.244.2445

State of Tennessee
County of Davidson
The actual consideration for this transfer is a divorce settlement.

Debra Kay Garland
Affiant

Subscribed and sworn to before me on this the 13th day of September, 2011.

Brenda Clark 09-09-14
Notary Public My Commission Expires: 09-09-2014

BRENDA CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

# QUITCLAIM DEED

Address New Owner(s) As Follows:
Debra K. Garland
228 Cedarwood Lane
Madison, TN 37115

Send Tax Bills To:
Pacific American Mortgage, A Unit
4144 N. Central Expwy., Ste. 160
Dallas, TX 75204

Map Parcel Numbers:
Map 43-2A
Parcel 228

FOR AND IN CONSIDERATION OF an Agreed Order entered into by Order in a divorce proceeding styled Debra Kay Garland Pritchard v. Charles Lynn Pritchard, Davidson County Circuit Court No. 11D-1419, Charles Lynn Pritchard, unmarried, by these presents does hereby quitclaim and convey unto Debra Kay Garland, unmarried, formerly known as Debra Kay Garland Pritchard, married, his successors and assigns, all of his right, title and marital interest in and to the following tract of land:

Land in Davidson County, Tennessee, being Unit 228 of Cedarwood Courtyard Homes, Phase II, as of record in Book 5200, Pages 60 and 61, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Lynn Pritchard and wife, Debra K. Pritchard, by deed from Robert J. Kleiser and wife, Chantel Kleiser, of record in Book 10728, Page 955, Register's Office for said County.

This conveyance is made subject to any and all existing easements and restrictions of record which may affect the property and are currently of record.

This is improved property known as 228 Cedarwood Lane, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LYNN PRITCHARD, with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained.

Subscribed and sworn to before me this 25 day of July, 2011.

Charles Lynn Pritchard
Affiant / CHARLES LYNN PRITCHARD

Beverly Kaelin
Notary Public

My Commission Expires: 10-26-2014

BEVERLY KAELIN STATE OF TENNESSEE NOTARY PUBLIC WASHINGTON COUNTY

BILL GARRETT, Davidson County
Trans:T20110057344 DEEDQC
Recvd: 09/15/11 12:24 1 pgs
Fees:12.00 Taxes:0.00
20110915-0071682