BILL GARRETT, Davidson County
Trans:T20110061898 DEEDQC
Recvd: 10/05/11 08:51 3 pgs
Fees:17.00 Taxes:0.00
20111005-0077052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Erica Dennis
Affiant

Sworn to and subscribed before me this 16th day of September 2011.

Notary Public

My Commission Expires: 3-3-14

This Instrument Prepared By:
Worrick G. Robinson, IV
Robinson, Reagan & Young PLLC
105 Broadway
Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Erica Dennis Kindall 1061 Fitzpatrick Road Nashville, TN 37214	Franklin American Mortgage ~~XXXX~~ 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	108-4-221

FOR GOOD AND VALID CONSIDERATION, made and entered into this 31, day of August, 2011, **Richard Wayne Kindall,** ("Grantor"), does this day transfer, quit-claim and convey unto **Erica Dennis Kindall,** ("Grantee"):

WITNESSETH:

WHEREAS, Grantor and Grantee were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described herein below:

LAND in Davidson County, Tennessee, being Lot No. 371 on the Plan of Larchwood, Section Seven, of record in Plat book 6900, page 274, Register's Office for Davidson county, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven D. Henson and WIFE, Cathy A. Henson from David E. Floyd, unmarried, by deed of record in Instrument No. 200008220083063, Register's Office for Davidson County, Tennessee.

BEING the same property transferred to Richard Wayne Kindall and Wife, Erica Dennis Kindall, by warranty deed from Steven D. Henson and WIFE, Cathy A. Henson of record in Instrument No. 20060714-0084853, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all matters set forth in the Plan of record in Plat book 6900, page 274, Restrictive Covenants of record in Book 7216, page 574, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1061 Fitzpatrick Road, Nashville TN 37214.

WHEREAS, pursuant to the Divorce Decree dated, August 16, 2011 entered by the Court in Erica Dennis Kindall v. Richard Wayne Kindall, Eighth Circuit Court for the State of Tennessee, Davidson County, Case No. 10D2629, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 1061 Fitzpatrick Road, Nashville TN 37214:

LAND in Davidson County, Tennessee, being Lot No. 371 on the Plan of Larchwood, Section Seven, of record in Plat book 6900, page 274, Register's Office for Davidson county, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven D. Henson and WIFE, Cathy A. Henson from David E. Floyd, unmarried, by deed of record in Instrument No. 200008220083063, Register's Office for Davidson County, Tennessee.

BEING the same property transferred to Richard Wayne Kindall and Wife, Erica Dennis Kindall, by warranty deed from Steven D. Henson and WIFE, Cathy A. Henson of record in Instrument No. 20060714-0084853, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all matters set forth in the Plan of record in Plat book 6900, page 274, Restrictive Covenants of record in Book 7216, page 574, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1061 Fitzpatrick Road, Nashville TN 37214.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31 day of August, 2011.

Richard Wayne Kindall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Lyons, a Notary Public in and for said County and State, the within named, Richard Wayne Kindall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

DAVID B. LYONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 31 day of August, 2011.

Notary Public

My Commission Expires: 5/6/13