This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Elizabeth Garner
1116 Lillian Street
Nashville, TN 37206

Send tax bills to:
Same

Map-parcel numbers:
83-13-137

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. _____, and for the express purpose of creating a fee simple absolute title in my former Wife, Elizabeth Garner, (hereinafter called "GRANTEE"), I, LEE GARNER, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Elizabeth Garner, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being the westerly 33.3 feet of the easterly 43.3 feet of Lot No. 125 on the Plan of East Edgefield Plan, or record in Book 21, page 147, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Lee Garner and Elizabeth Garner, husband and wife, by deed from Ronald S. Stewart and Wanda Faye Stewart, husband and wife, of record in Instrument Number 20041229-0153475, Register's Office Davidson County, Tennessee.

THIS Conveyance is subject to any and all existing easements of record.

This is improved property known as 1116 Lillian Street, Nashville, Tennessee 37206.

This legal description is the same as the previous deed of record furnished by the parties.

AND NOW, THEREFORE, I, the said LEE GARNER, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Elizabeth Garner, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20110081403 DEEDQC
Recvd: 12/27/11 09:05 2 pgs
Fees:12.00 Taxes:0.00
20111227-0100897

Witness my hand this 19 day of December, 2011.

LEE GARNER

The actual consideration of value, whichever is greater, for this transfer is $-0-.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Lee Garner, a Notary Public in and for said County and State, LEE GARNER, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 314 Woodlawn Nashville, Tennessee, this 19 day of December, 2011.

Notary Public My commission expires: 11/5/2014

KAREN D. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 5, 2014

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property settlement agreement between divorcing parties.

LEE GARNER

Subscribed and sworn to before me this 19 day of December, 2011.

Notary Public My commission expires: 11/5/2014

KAREN D. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 5, 2014