This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Holly Nannini 1747 Liberty Pike Franklin, TN 37067	New Owner	08313006400

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $-0-

Holly Shaw Nannini
Affiant

Subscribed and sworn to before me, this the 13th day of Jan., 2012

Kelly W Curtis
Notary Public

My Commission Expires: 9/2/14
(Affix Seal)

KELLY W. CURTIS STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title in accordance with the Marital Dissolution Agreement entered as Docket No. 40453 in the Chancery Court for Williamson County, Tennessee, and for good and valuable consideration, and no monetary consideration, the undersigned **Michael Nannini**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Holly Nannini,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 112 S. 14th Street, Nashville, Tennessee 37206

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120007806 DEEDQC
Recvd: 02/01/12 14:24 3 pgs
Fees:17.00 Taxes:0.00
20120201-0009194

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

IN WITNESS WHEREOF, this instrument has been executed this the 13th day of Jan, 2012.

Michael Nannini

STATE OF TENNESSEE)

COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Nannini**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13th day of Jan., 2012

Notary Public

My Commission Expires: 9/2/14

KELLY W. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 18 on the Map of the Subdivision of Spring Park, of record in Book 57, page 134, Register's Office for said County.

Being the same property conveyed to Michael Nannini and Holly Nannini, husband and wife, by Warranty Deed from WBH, LLC, dated February 9, 2010, of record in Instrument No. 20100211-0010904, Register's Office for Davidson County, Tennessee.