QUITCLAIM DEED

FROM: Ryan Daniel Lessnau and Lois Whitham

TO: Kathryn Sanders Beesley Lessnau

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, TN 37203

ADDRESS NEW OWNER:
208 Mayfair Road
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO.:
103-12-0-201.00

AFFIDAVIT

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 Marital Dissolution Agreement in that certain case styled Ryan Daniel Lessnau vs. Kathryn Sanders Beesley Lessnau, Fourth Court for Davidson County, Tennessee, Docket No. 11D-930, and that there was no consideration given for the transfer.

PENNY J. SANDERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

Kathryn Sanders Beesley Lessnau
KATHRYN SANDERS BEESLEY LESSNAU, Grantee

Sworn to and subscribed before me, this the 27th day of January, 2012.

Penny J Sanders
NOTARY PUBLIC

My Commission Expires: 5/8/2012

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Court for Davidson County, Tennessee, Ryan Daniel Lessnau and Lois Whitham have bargained and sold, and by these presents do transfer, quitclaim and convey unto the said Kathryn Sanders Beesley Lessnau, her heirs, successors and assigns, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20120008452 DEEDQC
Recvd: 02/03/12 11:09 3 pgs
Fees:17.00 Taxes:0.00
20120203-0009957

BEING land in Davidson County, Tennessee, being Lot(s) No. 5, Block F, as shown on the map entitled the Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ryan Daniel Lessnau and Lois Whitham by Warranty Deed from Carole J. Marshall, and dated September 8, 2009, of record at Instrument Number 20090908-0084067 Register of Deed's Office for Davidson County, Tennessee.

This is improved property known as 208 Mayfair Road, Nashville, TN 37205

WITNESS my hand, this 31 day of January, 2012.

RYAN DANIEL LESSNAU, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa A. Grimes, a Notary Public in and for Davidson County, Tennessee, the within named Ryan Daniel Lessnau, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Ryan Daniel Lessnau executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 31 day of January, 2012.

Melissa A. Grimes
Notary Public

My Commission Expires: COMM. EXPIRES MAY 20, 2014

MELISSA A. GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand, this 31 day of Jan, 2012.

RYAN DANIEL LESSNAU, Power of Attorney for
LOIS WHITHAM, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa A. Grimes, a Notary Public in and for Davidson County, Tennessee, the within named Ryan Daniel Lessnau as attorney in fact for Lois Whitham, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Ryan Daniel Lessnau executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 31 day of January, 2012.

Notary Public

My Commission Expires: COMM. EXPIRES MAY 20, 2014

MELISSA A. GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.