BILL GARRETT, Davidson County
Trans:T20120015127 DEEDQC
Recvd: 03/01/12 11:11 3 pgs
Fees:17.00 Taxes:0.00
20120301-0018007

This Instrument Prepared By:
James G. King
Attorney at Law
530 Church Street, Suite 202
Nashville, TN 37219

This actual consideration or value whichever is greater for this transfer is $ 0 .

AFFIANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2012.

NOTARY PUBLIC

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

My Commission Expires: 7/7/14

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO :**	**MAP & PARCEL**
Renee Suzanne Layher 7249 Riverfront Drive Nashville, Tennessee 37221	SAME	126-160-A-507.00CO

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, I, **Bradley Neil Layher,** by and these presents do hereby quitclaims and conveys unto **Renee Suzanne Layher** to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 282 on the Final Plat of Riverwalk, Phase 3-C, as of record in Instrument No. 20050706-0077607, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC, by deed of record in Instrument No. 20070508-0055081, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brad Layher and wife, Renee S. Layher by deed of record in Instrument No. 20071105-0130216 from Celebration Homes, LLC, Register's Office for Davidson County, Tennessee on the 31st day of October, 2007 by deed of record .

This conveyance is made subject but not limited to the following:
Please see attached Exhibit "A"

This is improved property known as: 7249 Riverfront Drive, Nashville, TN 37221.

The said Renee Suzanne Layher and Bradley Neil Layher since been divorced by Final Decree of Divorce on the 5th day of July, 2011 in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 11D-62, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

Note: This deed was prepared based upon the request and instructions of the grantor, without benefit of a title search or a search for liens against the grantee, which may attach to the property, and no legal advice was given by the preparer.

Bradley Neil Layher

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Bradley Neil Layher**, the within-bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory information, and who acknowledged that he executed the within the instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 7/7/14

BOBBI J. BEAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2007 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters on plat of record in Instrument No. 20050706-0077607 and as amended in Instrument NO. 20060104-0001187.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.