BILL GARRETT, Davidson County
Trans:T20120020073 DEEDQC
Recvd: 03/20/12 13:41 2 pgs
Fees:12.00 Taxes:0.00
20120320-0023587

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Stacey Seifert Michitti 5233 Ravens Glen Nashville, TN 37211	Capital Mortgage Funding, LLC 442 Metroplex Drive Nashville, TN 37211	Map 172-14-0-B Parcel 24200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of *Stacey Seifert Michitti v. Michael Lorenzo Michitti*, Docket Number 10D-3294, I, Michael Lorenzo Michitti, hereby transfer and by these presents do remise, release and quitclaim unto, Stacey Seifert Michitti, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Winfield Park, Phase 2, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in instrument No. 20030422-0052787 to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Stacey S. Michitti and Michael L. Michitti, by special warranty deed dated December 19, 2003, from Turnberry Homes, L.L.C., of record in Instrument No.20031231-0184351, said Register's Office.

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

This is improved property known as 5233 Ravens Glen, Nashville, Tennessee 37211.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 16th day of March, 2012.

Michael Lorenzo Michitti

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, Michael Lorenzo Michitti, a Notary Public in and for said County and State, the within named, Michael Lorenzo Michitti, the Bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 2012.

Notary Public

My commission expires: 11/3/2015

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).

MARLEY JAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015