BILL GARRETT, Davidson County
Trans:T20120030635 DEEDQC
Recvd: 04/26/12 12:36 3 pgs
Fees:17.00 Taxes:0.00
20120426-0035824

Prepared By/Return To:
Realty Title
3030 Forest Hill Irene Rd. Suite 101
Germantown, TN 38138
File No. 12030133

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into this 23rd day of April, 2012, by and between **Cindy Leigh Smith Courter** ("Grantor") and **Matthew George Courter** ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate:

Legal Description:

O White Creek Pike, Nashville, Legal Reference 00008458-0000721, W. Side Whites Creek Pk N or Reed St 056X525XIR and which contains 1.6 acres of land. Field Book 13DA32180 Map and Parcel 70-4-168. Being the same property sold at the south door of the courthouse in Nashville at 12:00 noon on Thursday, April 2, 1981 and confirmed in the Chancery Court, Part 1 filed and entered July 23, 1981 in the Tax Minute Book 21, Page 138 and recorded in the Davidson County Register's Office Book 6118, page 867.

Derivation Clause: Being the same property conveyed to Grantee herein in the Final Decree of Divorce No. CH-1078, Part III in the Chancery Court of Tennessee, for the Thirtieth Judicial District at Memphis, Tennessee. Grantor is divested of all interest in said property and the property shall be vested to Grantee as his sole and separate property by way of this Quitclaim Deed.

DISCLAIMER: THE PREPARER OF THIS DEED DISCLAIMS ALL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES FROM THIS TRANSFER RELATED TO CAPITAL GAINS TAX, GIFT TAX, MEDICAID INELIGIBILITY, OR INVALID TITLE POLICY. THE PARTIES HERETO ACKNOWLEDGE THAT THE PREPARER HAS NOT PROVIDED ANY ADVICE RELATED TO SUCH MATTERS AND HAS SUGGESTED THAT THEY SEEK THE ADVICE OF THE APPROPRIATE LEGAL AND TAX PROFESSIONALS RELATED TO SUCH MATTERS. BY DELIVERY AND ACCEPTANCE OF THIS DEED, THE PARTIES HEREBY AGREE TO HOLD THE PREPARER AND ITS EMPLOYEES HARMLESS FROM ANY AND ALL LOSS RELATED TO SUCH MATTERS, AND INDEMNIFY THE PREPARER AND ITS EMPLOYEES FOR THE SAME. FURTHERMORE, THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. A TITLE SEARCH AND EXAMINATION HAS NOT BEEN CONDUCTED BY THE PREPARER PER THE REQUEST OF THE PARTIES.

IN WITNESS WHEREOF, Grantor has executed this instrument this 23rd day of April, 2012.

Grantor:

Cindy Leigh Smith Courter

Cindy Leigh Smith Courter

STATE OF TENNESSEE)
COUNTY OF SHELBY)

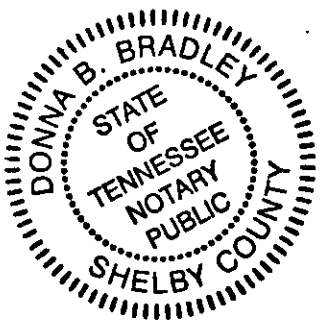
Personally appeared before me, the undersigned Notary Public in and for said State and County, Cindy Leigh Smith Courter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of April, 2012.

Donna B. Bradley

Notary Public

My Commission Expires: 10-25-15



Affidavit of Value

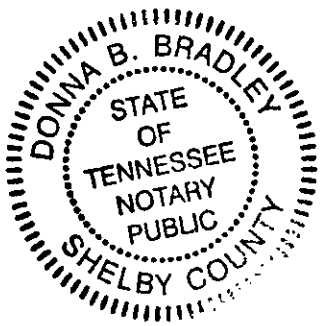
The actual consideration for this transfer is $ 0.00 .

Affiant

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Subscribed and sworn to before me this 23rd day of April, 2012.

Donna B. Bradley
Notary Public



My Commission Expires: 10-25-15

Property Address:

O White Creek Pike
Nashville, TN

Owner Name and Address:

Matthew George Courter
0 White Creek Pike
Nashville, TN

Send Tax Bills To:

Matthew George Courter
490 Herring Lane Cove
Cordova, TN 38018

Grantor: Cindy Leigh Smith Courter

Grantee: Matthew George Courter

Tax Parcel ID Number: 070 04 0 168.00