BILL GARRETT, Davidson County
Trans:T20120039003 DEEDQC
Recvd: 05/29/12 12:08 2 pgs
Fees:12.00 Taxes:0.00
20120529-0046114

This Instrument Prepared by:
J. Jill Qualls Baxter
BAXTER LAW OFFICE, P.C.
301 S. Perimeter Park Drive, Suite 100
P.O. Box 148550
Nashville, Tennessee 37214

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

Jannie C. Williams
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2012.

Mary Cocke
NOTARY PUBLIC
My Commission Expires: 3/3/14

MARY COCKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jannie C. Williams 305 Avery Court Brentwood, Tennessee 37027	Same	081-07-0-554

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 11D-579, signed on the 29th day of May, 2012, **Leon Vincent Williams,** by these presents do hereby quitclaim and convey unto **Jannie C. Williams**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee being the northerly 20 2/3 feet of Lot No. 18 on the southerly 29 1/3feet of Lot No. 19 on the subdivision of Lot No. 1 on the Woodard Property called Maple Grove Plan, of record in Book 57, page 83, said Register's Office.

SAID part of said lots adjoin from together 50 feet on the westerly side of 10th Avenue North and extends back between parallel lines 174.0 feet to the easterly margin of Owen Street.

BEING the same property conveyed to Federal National Mortgage Association, by deed of record as Instrument No. 20040714-0083762, said Register's Office.

BEING the same property conveyed to Jannie Williams by Special Warranty Deed from Federal National Mortgage Association, by Special Warranty Deed of record as Instrument No. 20041118-0138497 Secretary said Register's Office.

THE said Jannie Williams and Jannie C. Williams is one and the same person.

THIS conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of records, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matters of public record.

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

THIS is improved property known as 1809 10th Avenue North, Nashville, Tennessee 37208.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

WITNESS my hand this 29th day of May, 2012.

LEON VINCENT WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEON VINCENT WILLIAMS**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2012.

MARY COCKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

NOTARY PUBLIC
My Commission Expires: 3/3/14