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

BILL GARRETT, Davidson County
Trans:T20120039015 DEEDQC
Recvd: 05/29/12 12:26 2 pgs
Fees:12.00 Taxes:0.00
20120529-0046129

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

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jannie C. Williams
305 Avery Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.
81-12-105

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 part of lot numbers 325 and 326 on the Plan of McGavock's Town, North Nashville, as part of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point 50 feet east of the northeast corner of Garfield Street (formerly Scott Street) and Arthur Avenue (formerly Wetmore Avenue), and runs thence in an eastward direction and along the northern margin of said Garfield Street (formerly Scott Street) 50 feet to a point, thence northwardly 100 feet to the line of lot no. 324 in said plan; thence westwardly and long the line dividing said lot no. 325 from lot 324, 50 feet to a point 50 feet east of Arthur Avenue (formerly Wetmore

Avenue), thence southwardly 100 feet to the point to beginning.

BEING the same property conveyed to Tara E. Fletcher by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 10464, page 755, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jannie C. Gray, unmarried, by deed from Tara e. Fletcher of record as Book 11291, page 947, Register's Office for Davidson County, Tennessee.

THE said Jannie C. Gray 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 1020 Garfield Street, 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