BILL GARRETT, Davidson County
Trans:T20120044784 DEEDQC
Recvd: 06/18/12 12:30 3 pgs
Fees:17.00 Taxes:0.00
20120618-0053176

This Instrument Prepared by:
Jessica Hooper, Esq.
Honeycutt, Guin and Hooper, PLLC
20 Music Circle East
Nashville, Tennessee 37203
615.244.0749
615.244.3296 (facsimile)

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND IN CONJUNCTION WITH A MARITAL DISSOLUTION AGREEMENT. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN. THIS INSTRUMENT WAS DRAFTED AS PART OF A MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES.

The actual consideration or value Whichever is greater for this Transfer is $1.00.

AFFIANT, JAMES EDMUND JUSTUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 18 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

ALBERT JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James Edmund Justus 1111 Calvin Avenue Nashville, TN 37206	James Justus	83-5-223

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Jennifer Culpepper Justus , by these presents does hereby quitclaim and convey unto James Edmund Justus, to his heirs, successors and assigns, all my right title and interest in and to the following described tract of land:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Being all of Lot 6, Block B, CALVIN DAVIS, **Parcel ID 083 05 0 223.00** as of record in Book 57, Page 85, of the Register's Office for Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to James and Jennifer Justus by warranty deed on December 29, 2006, by Brian D and Megan Kierce, as of record in Book-Page 20070103-0001106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Edmund Justus and Jennifer Culpepper Justus of record by Instrument Number 20070103-0001106, Register's Office for Davidson County Tennessee (see for more full description).

This conveyance is subject to any and all existing restrictions and easements of record.
This property is known as 1111 Calvin Avenue, Nashville, TN 37206.

Witness my hands this 18 day of June, 2012:

Jennifer Culpepper Justus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Jennifer Culpepper Justus, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 18 day of June, 2012.

ALBERT JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

NOTARY PUBLIC

My Commission Expires: March 3, 2015