THIS INSTRUMENT PREPARED BY:

Karen Cain
Attorney at Law
217 Second Avenue, No.
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20120048403 DEEDQC
Recvd: 07/02/12 09:35 2 pgs
Fees:12.00 Taxes:0.00
20120702-0057658

QUITCLAIM DEED

NEW OWNER(S)
Ricardo Galan
300 Hampstead North
Antioch, TN 37103

SEND TAX BILLS TO
same

MAP PARCEL NO
149/1/13/21.006

FOR AND IN CONSIDERATION of a divorce settlement and other good and valuable consideration, which is hereby acknowledged, **Valerie Galan** by these presents does hereby quitclaim and convey unto **Ricardo Galan**, his successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND situated in Davidson County, State of Tennessee, and being more particularly described as follows:

BEING LOT NO. 316 on the plan off phase III, Piccadilly Square, as of record in Plat Book 6250, Page 892 , 893, Register's Office for Davidson County, Tennessee, To which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ricardo Galen and Valerie Galen by Warranty Deed from Monica J. Williams, unmarried, dated August 24, 1997 and recorded September 1, 2000, Instrument Number 200009010086851, Page 1 Register's Office for Davidson County.

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

WITNESS my hand, this 20 day of June, 2012.

Valerie Galan

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named, Valerie Galan, with whom I am personally acquainted and who acknowledged that he executed the within instruments for the purposes contained therein.

Witness my hand this 20 day of June, 2012.

George E. Copple
Notary Public

GEORGE E. COPPLE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires:
3-4-2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ -0-.

Valerie Galan
Affiant

Sworn to and subscribed before me, this
20 day of June, 2012.

George E. Copple
Notary Public

GEORGE E. COPPLE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires:
3-4-2014

QUITCLAIM DEED

FROM: Valarie Galan
TO: Ricardo Galan