NAME & ADDRESS OF NEW OWNER:
DEAN ROBIN SHORTLAND
2300 Stratford Avenue
Nashville, Tennessee 37216

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE, PC
2409 Hillsboro Road, Suite 200
Nashville, Tennessee 37212

SEND TAX BILLS TO NEW OWNER LISTED ABOVE

MAP AND PARCEL:
07208026600

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 27 day of June, 2012, by and between DEAN ROBIN SHORTLAND, party of the first part of Davidson County, Tennessee, and KAREN S. SHORTLAND, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property Ordered by that Court in the matter of Shortland v. Shortland, Fourth Circuit Court of Davidson County, No. 11D-925, the party of the second part gives, transfers, assigns, conveys, and quitclaims unto the party of the first part, all of her right, title and interest in and to the tract or parcel of real estate more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, On the Plan of the Resubdivision of Lot 107, Dalewood, Section I, of record in Instrument No. 20020131-0013822, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed by Nancy M. Johnson and Troy Johnson to Dean Robin Shortland, and Karen S. Shortland, husband and wife, by deed of record in instrument 20090828-0081131, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20120049967 DEEDQC
Recvd: 07/06/12 13:51 2 pgs
Fees:12.00 Taxes:0.00
20120706-0059656

THIS is improved property known as 2300 Stratford Avenue, Nashville, Tennessee 37216.

IN TESTIMONY WHEREOF, the party of the second part has hereunto set her signature the day and date first above written.

KAREN S. SHORTLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named KAREN S. SHORTLAND, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 27th day of June, 2012.

NOTARY PUBLIC

ABBY ROSE RUBENFELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3/4/13

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

AFFIANT

Subscribed and sworn to before me this 27th day of June, 2012.

NOTARY PUBLIC

ABBY ROSE RUBENFELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3/4/13