BILL GARRETT, Davidson County
Trans:T20120050421 DEEDQC
Recvd: 07/09/12 15:21 2 pgs
Fees:12.00 Taxes:0.00
20120709-0060280

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Heather Lynn Karls
3802 Murphy Rd
Nashville, TN 37209

Send Tax Bills To:

SAME

Tax Map and Parcel: 104-05-0-025.00

STATE OF TENNESSEE
COUNTY OF NASHVILLE

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEES, I, the undersigned, **MARK A. KARLS,** do hereby transfer, convey and quitclaim unto **HEATHER LYNN KARLS,** her heirs and assigns, forever, all of my right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot No. 11 on the plan of West Grove Subdivision, of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 67-1/2 feet on the northerly side of Minnesota Avenue formerly Murphy Road and runs back between parallel lines 164.4 feet, along the westerly margin of 38th Avenue North, to an alley in the rear.

Being the same property conveyed Heather Lynn Karls and Mark A. Karls by Deed of record in Instrument No. 20120709-0060278, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all other restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 27 day of June, 2012.

Mark A. Karls by Heather Lynn Karls AIF
Mark A. Karls by Heather Lynn Karls,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named HEATHER LYNN KARLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in behalf of MARK A. KARLS, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said MARK A. KARLS and appearing of record in Instrument No. 20120709-0060277, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at my office on this the 27th day of June, 2012

Notary Public

My commission expires: 1/5/2016

M. B. MURFREE IV
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 27th day of June, 2012.

Notary Public

My commission expires: 1/5/2016