THIS INSTRUMENT PREPARED BY:
RUSSELL E. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP / PARCEL :
034 01 0 054.00

QUITCLAIM DEED

New Owner's

FROM: **Vicki Tyner**

SEND TAX BILLS TO:
204 Blue Bird, LLC
105 Cheyenne Drive
Hendersonville, TN 37075

TO: **204 Blue Bird, LLC**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki Tyner, Grantor, has this day bargained and sold, and by these presents, do hereby convey and quitclaim unto 204 Blue Bird, LLC, Grantee, all her, estate, right, title, interest and claim in and to a certain tract or parcel of land located at 204 Bluebird Drive, in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by deed from David M. Smythe, Substitute Trustee, dated March 15, 2011, recorded March 15, 2011 in Instrument No. 20110315-0020469, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vicki Tyner by deed from Regions Bank dated April 23, 2012, recorded April 27, 2012 in Instrument No. 20120427-0036106, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120052882 DEEDQC
Recvd: 07/18/12 12:40 3 pgs
Fees:17.00 Taxes:0.00
20120718-0063167

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 6th day of July, 2012.

Vicki Tyner
VICKI TYNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Vicki Tyner, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 6th day of July, 2012.

RUSSELL E. EDWARDS
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.

My Commission Expires: 11/23/15

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is part of a divorce proceeding, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vicki Tyner
VICKI TYNER

Sworn to and subscribed before me, this 6th day of July, 2012.

RUSSELL E. EDWARDS NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

NOTARY PUBLIC

My Commission Expires: 11/23/15