BILL GARRETT, Davidson County
Trans:T20120054253 DEEDQC
Recvd: 07/24/12 12:29 2 pgs
Fees:12.00 Taxes:0.00

20120724-0064946

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Tami Elizabeth Watkins	Countrywide Home Loans	MAP 151-09-OA
4705 Derbyshire Drive	1520 Memorial Blvd Ste 104	PARCEL 132.00-CO
Antioch, TN 37013	Murfreesboro, TN 37129	

State of TN)
County of Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Tami Elizabeth Watkins v William Thomas Watkins, III, Civil Action No.11D-667, in the Eighth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Tami E. Watkins

Affiant/ Tami Elizabeth Watkins

Sworn to and subscribed before me, this 24th day of July, 2012.

Notary Public

My commission expires: 7.6.15

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Tami Elizabeth Watkins v William Thomas Watkins, III, Civil Action No.11D-667, in the Eighth Circuit Court for Davidson County, Tennessee. Accordingly, William Thomas Watkins, III ("Grantor") does hereby quitclaim unto the said Tami Elizabeth Watkins, ("Grantee"), her successors, heirs and assigns all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Phase 1, Section 1 of Long Hunter Chase, a Planned Unit Development of record in Book 7900, Pages 829-831, Register's Office for said County, to which plan reference is hereby made for a more complete

description.

Being the same property conveyed to Matthew Fairchild and wife, Tiffany Fairchild by deed from Primacy Closing Corporation, dated 7-02-02, recorded 7-15-02, of record in Instrument No. 20020715-0084665, Register's Office Davidson County, Tennessee.

This property is improved property know as 4705 Derbyshire Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20th day of July, 2012.

WILLIAM THOMAS WATKINS, III

STATE OF Florida)
COUNTY OF Osceola)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Thomas Watkins, III with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2012

NOTARY PUBLIC

My commission expires: 6/28/14

JESSICA ALE
Notary Public - State of Florida
My Comm. Expires Jun 28, 2014
Commission # EE 121
Bonded Through National Notary Assn.