BILL GARRETT, Davidson County
Trans:T20120070639 DEEDQC
Recvd: 09/19/12 13:09 3 pgs
Fees:17.00 Taxes:0.00
20120919-0085150

PREPARED BY:
TERESA WEBB OGLESBY, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

FROM: KIMBERLEY SUE DUNCAN

TO: JOSEPH F. DUNCAN, JR.
261 White Bridge Pike, Unit No. 35
Nashville, Tennessee 37209-3229

Send Tax Statements To:
Same as new owner

Map and Parcel No.
Map: 103-02
Parcel: 35.00

New Owner:
JOSEPH F. DUNCAN, JR.
1113 Davidson Road
Nashville, Tennessee 37205

QUITCLAIM DEED

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County,

Tennessee, in the cause of Joseph F. Duncan, Jr. vs. Kimberley Sue Duncan, Docket Number 12D-1835, I, **Kimberley Sue Duncan,** hereby transfer and by these presents do remise, release and quitclaim unto, **Joseph F. Duncan, Jr.**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Being Unit No. 35, as shown on the Plan of West End Terrace a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Richard M. Davenport, a married man, by Warranty Deed from West End Terrace, Inc., dated October 21, 1985 in Book 6699, page 253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joseph F. Duncan Jr. and Wife, Kimberley L. Duncan by Warranty Deed from Richard M. Davenport an unmarried man dated 08/09/2006, of record as Instrument No. 20060809-0097833, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> THIS conveyance is subject to (1) Taxes (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 (7) All building restrictions and setback lines, if any and (8) All indebtedness on the real property as recorded in the Register's Office, Williamson County, Tennessee.
>
> THIS is improved property with a physical address known as 261 White Bridge Pike, Unit No. 35, Nashville, Tennessee 37209-3229
>
> .
>
> When necessary for proper construction, the singular shall include

the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Marital Dissolution Agreement and Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 12D-1835.

WITNESS my hand this, the 12 day of September, 2012.

KIMBERLEY SUE DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named KIMBERLEY SUE DUNCAN, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 12th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

NANCY K. HAGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 26, 2014

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).