BILL GARRETT, Davidson County
Trans:T20120090375 DEEDQC
Recvd: 11/28/12 08:22 3 pgs
Fees:17.00 Taxes:0.00
20121128-0108937

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of November, 2012

CYNTHIA V. SHARP NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 5/2/15

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Michelle Filaroski 1248 Beech Hollow Drive Nashville, Tennessee 37211	First Equity Mortgage 7265 Kenwood Road, Suite 111 Cincinnati, OH 45236	180020A05900CO

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, **Mark Russell Filaroski,** by these presents do hereby quitclaim and convey unto **Michelle Taylor Filaroski,** to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-0007577, in the Register's Office for Davidson County,

Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michelle Filaroski, a married woman, from Drees Premier Homes, Inc., an Ohio Corporation, by Deed of record in Instrument No. 20081002-0100142, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to:

All matters as set forth per Plat of record by Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions and Bylaws as set forth in Book 10324, Page 365, Instrument No. 20010719-0076875, Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Book 5552, Page 857, Book 10716, Page 596, Instrument No. 20020528-0064318, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Mark Russell Filaroski, makes this conveyance solely for purposes of conveying his marital interest, if any, in the property to Michelle Filaroski.

THIS is improved property known as 1248 Beech Hollow Drive, Nashville, Tennessee 37211.

WITNESS my hand this 20 day of November, 2012.

MARK RUSSELL FILAROSKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK RUSSELL FILAROSKI, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at FRANKLIN, Tennessee, this 20 day of NOVEMBER, 2012.



NOTARY PUBLIC

My Commission Expires: 11/17/2014