This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

BILL GARRETT, Davidson County
Trans:T20120094691 DEEDQC
Recvd: 12/11/12 13:09 3 pgs
Fees:17.00 Taxes:0.00
20121211-0114159

FROM:
PATRICK RANSON HASTINGS

TO:
VIVIAN JEAN JACKSON (formerly "VIVIAN JEAN HASTINGS")

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Vivian Jean Jackson 4400 Belmont Park Terrace, #136 Nashville, TN 37215	SAME	131030B13600CO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 12D-455**

Vivian Jean Jackson
VIVAN JEAN JACKSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th, DAY OF December, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/04/2014

(AFFIX SEAL)

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
5500 Maryland Way, #133
Brentwood, TN 37027
(615) 425-2268

I, **PATRICK RANSON HASTINGS** do here by Quitclaim to **VIVIAN JEAN JACKSON** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 136 on the plan of Section Two, Arden Place, of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee, in which Plan Reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick R. Hastings and wife, Jean J. Hastings by deed from Mary Lee Mathews Manier, Molly Raper and Katy Schneider, Co-Trustees of the William R. Manier Family Trust, of record in Instrument No. 2011-0113-003619, Register's Office for Davidson County.

This is improved real property, known as: 4400 Belmont Park Terrace, #136, Nashville, TN 37215.

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 record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 12D-455.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17 day of NOVEMBER, 2012.

PATRICK R. HASTINGS

STATE OF SC)
COUNTY OF Charleston)

PATRICK R. HASTINGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 17th day of November, 2012.

KIMBERLY C DOLBY NOTARY PUBLIC SOUTH CAROLINA

Notary Public

My Commission Expires: 09-07-2017