This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

ADDRESS NEW OWNER and
SEND TAX BILL TO:
Billie Maxine Carter
415 Marwood Ct.
Nashville, TN 37210

Davidson County DEEDQC
Recvd: 12/12/12 13:02 2 pgs
Fees:12.00 Taxes:0.00
20121212-0114481

MAP **106-4**
PARCEL **5**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Billie Maxine Laseter , unmarried** hereinafter called the "Grantor ", bargained and sold , and by these presents, does transfer and convey all right, title and interest that she they may have in and to the following described real property unto **Billie Maxine Carter** , hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 11, of the Plan of Parklawn Estates, as of record in Plat Book 3106, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 11 fronts 70 feet on the west side of Marwood Court and extends back 262.4 feet on the south line and 263.5 feet on the north line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Billie Maxine Laseter, by deed from Charles T. Laseter, an unmarried person, dated June 22, 1985, of record in Instrument no. Book 6589, page 308, Register's Office for Davidson County, Tennessee.

Billie Maxine Laseter became Billie Maxine Petty by virtue of her marriage to Cecil Jerald Petty on March 12, 1991. On February 4, 1997 a " Marital Dissolution Agreement " by the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 96D3444, was filed, in which it stated "Item 1.The real property currently titled in the wife's name shall remain her separate property and the Husband agrees to make no claim on said real property." And "Item 5. The Wife shall have her maiden name restored to her use, namely: Billie Maxine Carter".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is improved property known as 415 Marwood Court, Nashville, Tennessee 37120.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 1st day of January, 2008.

Billie Maxine Carter
Formerly; Billie Maxine Laseter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billie Maxine Carter, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2012.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 2012

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

CERTIFICATION
I, Toni Rutgerson , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson
On this day of December, 2012 , personally appeared before m, a notary public for this county and state, Toni Rutgerson, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015