BILL GARRETT, Davidson County
Trans:T20120097681 DEEDQC
Recvd: 12/21/12 09:18 2 pgs
Fees:12.00 Taxes:0.00
20121221-0117732

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **Joni Audrey Monney**
1320 Greenfield Avenue
Nashville, TN 37216

Send Tax Bills to: **Franklin-American Mortgage**
501 Corporate Centre Drive #400
Franklin, TN 37067

MAP AND PARCEL: **07203033400**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of Joni Audry Johnson v. David Upton Johnson, III, Docket No. 12D-2951, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, DAVID UPTON JOHNSON, III, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto JONI AUDREY MONNEY, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Subdivision of the Mora Sharpe Lands of record in Book 547, page 114, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This the same description as in the previous deed of record

Being the same property conveyed to David U. Johnson, III and wife, Joni A. Johnson, by Warranty Deed dated December 21, 2011, from Erin L. Albers and husband, Jeff Dotts, and filed of record in Instrument No. 20111229-0101861, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restrictions; all easements of record; all visible easements' all matters appearing on the plan(s) of record; all matters referenced in the master deed and by-laws; and all applicable government and zoning regulations.

This is improved property, known as 1320 Greenfield Avenue, Nashville, TN 37216.

IN TESTIMONY WHEREOF I have executed this instrument this the 31st day of October, 2012.

DAVID UPTON JOHNSON, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DAVID UPTON JOHNSON, III, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 31st day of October, 2012.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on January 9, 2016.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.