This Instrument Prepared By:
Ted F. Walker, Attorney At Law, 341 Harrison Street, Nashville, Tennessee 37219

FROM:	TO:
CHRIS A. FOSTER, married	Elizabeth V. Pritchett, Trustee

FROM:	TO:
Elizabeth V. Pritchett, Trustee	Chris A. Foster And Sheri Elizabeth Foster, as tenants in common

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
Chris A. Foster and Sheri Elizabeth Foster 4909 Ellen Way Antioch, TN 37013	Wells Fargo Home Mortgage P.O. Box 10335 Des Moines, IA 50306-0335	MAP 163-02-0A-.032.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

AFFIANT

Sworn to and subscribed before me this 27th day of March, 2013.

Notary Public
My Commission Expires: My Commission Expires MAR. 8, 2015

ELIZABETH D. PRITCHETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That CHRIS A. FOSTER (also known as CHRISTOPHER ALAN FOSTER), for the express purpose of making a re-conveyance to create a tenancy in common as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 13D613, between SHERI ELIZABETH FOSTER (also known as SHERI FOSTER), Plaintiff, and CHRISTOPHER ALAN FOSTER, Defendant, do hereby quitclaim and convey to Elizabeth V. Pritchett, Trustee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20130026958 DEEDQC
Recvd: 04/03/13 11:31 4 pgs
Fees:22.00 Taxes:0.00
20130403-0032854

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Hickory Highland Place, Section 3, Phase 1, Highlander Cove, of record in Instrument 200310140151901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Matthews and wife, Christina Matthews by deed from Jerry Butler Builders, LLC of record in Instrument Number 20060112-0005007, dated December 30, 2005, corrected in Instrument 20060417-0043104, dated April 10, 2006 and Instrument Number 20061213-0153563, dated December 11, 2006, Register' s Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument 200310140151901, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11306, page 572, and Instrument 200401090003658, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Stormwater Detention Agreement in Instrument 20021114-0128439, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Instrument 200310140151914, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

BEING the same property conveyed to Chris A. Foster, married, by Scott Matthews and Christina Matthews, by Warranty Deed of record, Davidson County Register's Office as Instrument Number 20120503-0038298.

This is improved property located 4909 Ellen Way, Antioch, Tennessee 37013.

And now I, Elizabeth V. Pritchett, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto Chris A. Foster and Sheri Foster, as tenants in common, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 27 day of MARCH, 2013.

CHRIS A. FOSTER

SHERI FOSTER

ELIZABETH V. PRITCHETT, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRIS A. FOSTER, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of March, 2013.

NOTARY PUBLIC

ELIZABETH V. PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERI FOSTER, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of March, 2013.

Elizabeth V. Pritchett
NOTARY PUBLIC

ELIZABETH V. PRITCHETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 6, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth V. Pritchett, Trustee, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2013.

NIKISHA HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

Nikisha Harris
NOTARY PUBLIC

My Commission Expires: June 21, 2016

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.