BILL GARRETT, Davidson County
Trans:T20130027441 DEEDQC
Recvd: 04/04/13 12:56 3 pgs
Fees:17.00 Taxes:0.00
20130404-0033388

This Form furnished by: **ATTORNEY HELEN SFIKAS ROGERS**

FROM:
BLAKE ALAN CHAFFIN

TO:
MISTY LEA NICHOLS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Misty Lea Nichols 329 Wauford Drive Nashville, TN 37211	SAME	147-05-086

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 Circuit Court for Davidson County, Tennessee, Docket No. 12D-1875.**

Misty Lea Nichols
MISTY LEA NICHOLS

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd, DAY OF April, 2013.

Sheila L Condra
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

SHEILA L. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 6, 2014

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **BLAKE ALAN CHAFFIN**, do hereby quitclaim to **MISTY LEA NICHOLS**, all my marital interest, if any, in said real property in Nashville, Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Revised Plan of Caldwell Hall, Section One, as of record in Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This being the same property conveyed by Nellie A. Boyce, unmarried, to Blake A. Chaffin, unmarried, by deed of record as Instrument No. 20060331-0036958, Register of Deed's Office for Davidson County, Tennessee.

Blake A. Chaffin and Blake Alan Chaffin being the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 12D-1875.

This is improved real property, known as: 329 Wauford Drive, Nashville, TN 37211.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of March, 2013.

BLAKE ALAN CHAFFIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jamey Ryan, a Notary Public in and for said County and State, the within named, **BLAKE ALAN CHAFFIN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 19th day of March, 2013.

Jamey Ryan
NOTARY PUBLIC

My Commission Expires: _____
DATE

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015