THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37219
(615) 467-1801

BILL GARRETT, Davidson County
Trans:T20130031213 DEEDQC
Recvd: 04/16/13 13:51 2 pgs
Fees:12.00 Taxes:0.00
20130416-0037922

QUITCLAIM DEED

FROM: JEFFREY SCOTT MAGRUDER **MAP-PARCEL NUMBER: 015 00 0 099.00**

TO: LAURA NICOLE ZEIGLER

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map-Parcel Numbers
LAURA NICOLE ZEIGLER **2901 Union Hill Road** **Joelton, Tennessee 37080**	**LAURA NICOLE ZEIGLER** **2901 Union Hill Road** **Joelton, Tennessee 37080**	**015 00 0 099.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Laura Nicole Zeigler-Magruder v. Jeffrey Scott Magruder, Fourth Circuit Court for Davidson County, Tennessee, Docket Number 12D-2619,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Laura Zeigler
LAURA NICOLE ZEIGLER

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 16th, DAY OF April, 2013.

Theresa Castor
NOTARY PUBLIC

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
MY COMMISSION EXPIRES: **November 4, 2013**

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
401 Church Street
Suite 2400
Nashville, Tennessee 37219
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a final decree of absolute divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 12D-2619, the receipt of which is hereby acknowledged, I, JEFFREY SCOTT MAGRUDER, by these presents do herby quitclaim and convey unto LAURA NICOLE ZEIGLER, single person, her heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya Land Surveying, dated September 9, 1999 as follows:

BEGINNING at an Iron Rod (old) in the southerly margin of Union Hill Road, being the northeasterly most corner of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; along said margin, North 43 degrees 00 seconds East, 264.50 feet, to an Iron Rod (old), thence; continuing along said margin, North 40 degrees 36 minutes 49 seconds East, 433.27 feet, to an Iron Rod (new), thence; in a southerly direction, South 23 degrees 31 minutes 28 seconds East, 794.64 feet, to an Iron Rod (new), said point being on the westerly line of Parcel 100, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; following said line in a southerly direction, South 3 degrees 50 minutes 11 seconds West, 2,053.09 feet, to an Iron Rod (old), in the northerly margin of Interstate 24, thence; along the fence line that follows said margin in a westerly direction, North 79 degrees 33 minutes 03 seconds West, 803.03 feet, to an Iron Rod (old), thence; along a fence line, also the easterly most line of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee in a northerly direction, North 4 degrees 00 minutes 00 seconds East, 2,114.25 feet, to the point of beginning, containing 1,905,105.39 square feet and/or 43.74 acres.

BEING the same property conveyed to Jeffrey Scott Magruder and Laura Zeigler-Magruder, husband and wife, by deed dated September 2, 2011, from Susan Lynn Gifford, or record in Instrument No. 20110909-0069891, in the Register's Office for Davidson County, Tennessee.

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 of 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 is improved property with a physical address known as 2901 Union Hill Road, Joelton, Davidson County, Tennessee 37080.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 12D-2619.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of April, 2013.

Jeffrey Scott Magruder
JEFFREY SCOTT MAGRUDER

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **JEFFREY SCOTT MAGRUDER**, 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.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th, DAY OF April, 2013.

Trudie L Condra
NOTARY PUBLIC

MY COMMISSION EXPIRES: JANUARY 6, 2014

MY COMMISSION EXPIRES

TRUDIE L. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(AFFIX SEAL)