BILL GARRETT, Davidson County
Trans:T20130031215 DEEDQC
Recvd: 04/16/13 13:52 2 pgs
Fees:12.00 Taxes:0.00
20130416-0037923

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

QUITCLAIM DEED

FROM: LARRY MATTHEW MCCANN **MAP-PARCEL NUMBER: 012-00-0-033.00**

TO: AMBER ROSE MCCANN

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
AMBER ROSE MCCANN **8012 Old Springfield Pike** **Goodlettsville, Tennessee 37072**	**AMBER ROSE MCCANN** **8012 Old Springfield Pike** **Goodlettsville, Tennessee 37072**	**012-00-0-033.00**

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 **Amber Rose McCann vs. Larry Matthew McCann, Fourth Circuit Court for Davidson County, Tennessee, Docket Number 11D-3101,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Amber Rose McC
AMBER ROSE MCCANN

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 26th DAY OF February, ~~2012~~. 2013

Theresa Castor
NOTARY PUBLIC

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

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(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 11D-3101, the receipt of which is hereby acknowledged, I, LARRY MATTHEW MCCANN, by these presents do herby quitclaim and convey unto AMBER ROSE MCCANN, 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 1 3/5 acres in the northwest corner of the property we purchased from W.C. Moncrief, and being a triangular strip of ground about 15 miles from Nashville, Davidson County, Tennessee.

BEGINNING at the intersection of the L & N Railroad right-of-way, and the old Nashville and Springfield Turnpike; thence along the easterly margin of said Pike in a southerly direction, 185 yards to a point; thence easterly 56 yards to the L & N Railroad right-of-way line; thence with the L & N right-of-way line in the northwesterly direction 185 yards to this point beginning.

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 8012 Old Springfield Pike, Goodlettsville, Davidson County, Tennessee 37072.

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. 11D-3101.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of June, 2012.

Larry Matthew McCann

LARRY MATTHEW MCCANN

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **LARRY MATTHEW MCCANN**, 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 29th, DAY OF June, 2012.

Linda M. Porter

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/14.

LINDA M. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

(AFFIX SEAL)