THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130033926 DEEDQC
Recvd: 04/25/13 09:56 2 pgs
Fees:12.00 Taxes:0.00
20130425-0041046

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Robert Patrick Childers 608 Fedders Drive Madison, TN 37115	Same	Map 43-6 Parcel 43

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ramona Gail Childers, unmarried,** by these presents does hereby quitclaim and convey unto **Robert Patrick Childers, unmarried,** and her successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County.

SAID Lot No. 47 fronts 75.0 feet on the south side of Fedders Drive and extends back between parallel lines 135.0 feet.

Being the same property conveyed to Wm. R. Childers and wife Betty Joyce W. Childers, by deed from James Wesley Peach, Jr. And Dollie Lee Peach, of record in Book 4383, page 576, said Register's Office. Wm. R. Childers having predeceased Betty Joyce W. Childers and the said Betty Joyce W. Childers having since died. The Will of Betty Joyce Childers, also known as Betty Joyce W. Childers, of record in Volume No. 07P421, Davidson County Probate Court Clerk's Office devised the subject property to Robert P. Childers and Susan M. C. Waters each as to a one-half interest.

Being the same property conveyed to Robert P. Childers and Ramona Gail Childers as tenants in common by Susan M. C. Waters of record as Instrument No. 20070726-0089034 in Register's Office for Davidson County, Tennessee.

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 terms of a Court Order in a pending divorce action styled Robert Patrick Childers v. Ramona Gail Childers, Civil Action No. 12D1134, Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Ramona Gail Childers
RAMONA GAIL CHILDERS

Sworn to and subscribed before me, this the 9th day of April, 2013.

TREVOR CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

My Commission Expires: 5/6/13.

Witness my hand this 9th day of April, 2013, the bargaining party, having caused my name to be signed hereto on said day and date.

Robert Childers
ROBERT PATRICK CHILDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Childers, a Notary Public in and for said County and State, **ROBERT PATRICK CHILDERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN this the 24th day of April, 2013.

Rhonda Groves-Soechting
NOTARY PUBLIC AT LARGE

RHONDA GROVES-SOECHTING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/19/2016

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.