THIS INSTRUMENT WAS PREPARED BY:

L. Anthony Deas
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Madison, TN 37116-0608
615.868.8886

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
James A. Walker	Same	Map-Parcel 172-05-0-B-051.00 CO
136 Sterling Oaks Court	Same	
Brentwood, TN 37027	Same	

BILL GARRETT, Davidson County
Trans:T20130040281 DEEDQC
Recvd: 05/14/13 15:32 3 pgs
Fees:17.00 Taxes:0.00
20130514-0048682

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Gwinnett

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 Marital Dissolution Agreement in that certain case styled ***JAMES ARTHUR WALKER*** *vs.* ***YVONNE TRUELOVE WALKER***, Civil Action No. 10D-2422, Eighth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Yvonne Truelove Walker
Affiant

Sworn to and subscribed before me, this the 26 day of April, 2013.

Kristin Wagoner
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES APRIL 25, 2014

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled ***JAMES ARTHUR WALKER*** *vs.* ***YVONNE TRUELOVE WALKER***, Civil Action No.

10D-2422, Eighth Circuit Court for Davidson County, Tennessee, **YVONNE TRUELOVE WALKER** has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said **JAMES ARTHUR WALKER** , his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 551 on the plan of Sterling Oaks, Phase 1, of record in in Plan Book 9700, Page 770, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Subject to Declaration of covenants, conditions, and restrictions of the record in Book 10951, page 547; Charter for sterling Oak Homeowners' Association, Inc., of record in Book 10951, Page 540; items as shown on a survey of record in Book 4600, page 99, all of record in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James A. Walker and Wife, Yvonne T. Walker, by Warranty Deed from Morton K. Williams and wife, Dorie M. Williams, dated August 15, 2003 and recorded August 25, 2003, Document number 20030825-0123184, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 136 Sterling Oaks Court, Brentwood, Tennessee 37027.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES ARTHUR WALKER, his heirs, successors and assigns, forever.~~ JW

Witness her hand this the 26 day of April, 2013.

Yvonne T Walker

Yvonne T.Walker

STATE OF TENNESSEE

COUNTY OF Gwinnett

Personally appeared before me, Kristin Wagoner a Notary Public for said County and State, Yvonne T. Walker, 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 Duluth Georgia, ~~Tennessee~~, this the 26 day of April, 2010.3

Kristin Wagoner

NOTARY PUBLIC

My Commission Expires: / /

MY COMMISSION EXPIRES APRIL 25, 2014

KRISTIN WAGONER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA