BILL GARRETT, Davidson County
Trans:T20130042840 DEEDQC
Recvd: 05/22/13 13:54 2 pgs
Fees:12.00 Taxes:0.00
20130522-0051804

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:
Celia Miller
1212 Beautiful Valley Ct.
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
Map 126-15-O-A
Parcel 331.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the transfer of marital property pursuant to a marital dissolution agreement by and between Celia Boone Miller and Patrick Jason Miller. I, Patrick Jason Miller, by these presents do hereby quitclaim and convey unto Celia Boone Miller, her heirs and assigns, all of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as 1212 Beautiful Valley Court, Nashville, TN 37221

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 21st day of March, 2013

Patrick Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Patrick Miller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, TN, this 21st day of March, 2013.

Notary Public

My commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration for this transfer is $00.00

Affiant

Sworn to and subscribed before me this the 14th day of MAY 2013.

Notary Public

My Commission Expires: 10/18/16

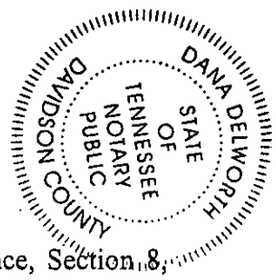


EXHIBIT A

Land in Davidson County, TN, being Lot 32, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20040806-0094780, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Miller and Celia Miller, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 10th day of June, 2005 in Instrument No. 20050610-0066742, in the Register's Office of Davidson County, Tennessee.

PATRICK MILLER AND PATRICK JASON MILLER ARE ONE AND THE SAME PERSON.