QUITCLAIM DEED

FROM: Jessica Walker Preston

TO: Lemuel Russell Waitman

This instrument was prepared by:
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, TN 37203

ADDRESS NEW OWNER:
Lemuel Russell Waitman
302 Fairfax Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO.:
Map 104-6
Parcel 93

BILL GARRETT, Davidson County
Trans:T20130043872 DEEDQC
Recvd: 05/24/13 14:52 2 pgs
Fees:12.00 Taxes:0.00
20130524-0053071

AFFIDAVIT

STATE OF Kansas
COUNTY OF Johnson

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 JESSICA WALKER PRESTON vs. LEMUEL RUSSELL WAITMAN, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 12D-3520, and that there was no consideration given for the transfer.

DANIEL G. MELLOTT
Notary Public
State of Kansas
My Commission Expires 3/20/17

LEMUEL RUSSELL WAITMAN, Grantee

Sworn to and subscribed before me, this the 19th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 3/20/17

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, Jessica Walker Preston has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Lemuel Russell Waitman, 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, State of Tennessee, described as follows:

BEING Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County and to which plan and record thereof reference is hereby made for a more complete and accurate description.

BEING the same property conveyed unto Lemuel Russell Waitman and wife, Jessica Walker Preston from Lemuel Russell Waitman for the purpose of establishing a tenancy by the entireties between himself and Jessica Walker Preston, by Quitclaim Deed, of record under Instrument Number 20061218-0155583, Register of Deed's Office for Davidson County, Tennessee.

BEING subject to such limitations, encumbrances, easements, and restrictions as may affect the premises.

Commonly known as 302 Fairfax Avenue, Nashville, TN 37212.

WITNESS my hand, this 19th day of March, 2013.

JESSICA WALKER PRESTON, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marrianne Baugh, a Notary Public in and for Davidson County, Tennessee, the within named Jessica Walker Preston, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Jessica Walker Preston executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, on this the 19th day of March, 2013.

Notary Public

My Commission Expires: 5-5-2015

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: May 5, 2015

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. 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.