QUITCLAIM DEED

FROM: Robert Wayne Burns
And Alicia Marie Burns
TO: Robert Wayne Burns

This instrument was prepared by:
Marlene Eskind Moses, Esq.
205 23rd Avenue North
Nashville, TN 37203-1501

ADDRESS NEW OWNER:
3716 Valley Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
3716 Valley Ridge Drive
Nashville, TN 37211

MAP & PARCEL NO.:
07112024200

BILL GARRETT, Davidson County
Trans:T20130051606 DEEDQC
Recvd: 06/19/13 11:25 2 pgs
Fees:12.00 Taxes:0.00
20130619-0062636

AFFIDAVIT

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 Marital Dissolution Agreement in that certain case styled Alicia Marie Burns v. Robert Wayne Burns, In the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 12D-326, and that there was no consideration given for the transfer.

Robert Wayne Burns, Grantee

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

NOTARY PUBLIC

SCOTT BOERSCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

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, Alicia M. Burns has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Robert W. Burns, his heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot Number 9, on the Plan of Meadowdale Acres, of record in Book 2083, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 70 feet on the southerly side of Ward Street and runs back on the westerly line 184.7 feet and on the easterly line 174.3 feet to a dead line on which it measures 70.5 feet.

Being the same property conveyed to Steven D. Scheibe and Robert Burns, by Substitute Trustee's Deed, from FMLS, Inc., Trustee, of record at Instrument Number 20100112-0002822, Register's Office of Davidson County, Tennessee dated January 12, 2010.

This conveyance is subject to a ten-foot easement for public utilities along the rear of the property, a 35-foot minimum building setback line from Ward Street and conditions of owners certificate as shown on plan of record in Book 2083, Page 12, said Register's Office, and also is subject to restrictive covenants contained in an instrument of record in Book 2084, page 425, Register's Office for Davidson County, Tennessee.

The physical address of this property is 714 Ward Street, Nashville, Tennessee 37207.

WITNESS my hand, this 14th day of June, 2013.

Alicia Marie Burns

Alicia Marie Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jaci Hanson, a Notary Public in and for Davidson County, Tennessee, the within named Alicia Marie Burns, the Grantor, 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 Nashville, Tennessee, on this the 14th day of June, 2013.

JACI HANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 13, 2017

Notary Public

My Commission Expires: _____

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.