This instrument was prepared by: **M. Todd Sandahl**, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: **Map-Parcel #: 104-01-0-302.00**
Property Address: 121 37th Avenue North, Nashville, TN 37209

New Owner: Erin R. Fulcher
Address: 121 37th Avenue North
Nashville, TN 37209

Send Tax Bill To:
Same address as previously provided

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on August 28, 2013, Davidson County, Nashville, Tennessee, Circuit Court, Case Number 13D1652, and for good and valuable consideration, and no monetary consideration, I, **Thomas Wayne Fulcher**, hereby quitclaim and convey to **Erin R. Fulcher**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot(s) No. 148, as shown on the map entitled the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Erin R. Fulcher**, by Warranty Deed from Amy Luzinski, an unmarried woman, by deed from Greta Ann Day a/k/a Greta Anne Day, an unmarried woman, of record in Instrument No. 20130606-0057558, dated May 31, 2013, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restrictions of record in the Register's Office in Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 10 day of September, 2013.

Thomas Wayne Fulcher

BILL GARRETT, Davidson County
Trans:T20130078584 DEEDQC
Recvd: 09/11/13 09:16 2 pgs
Fees:12.00 Taxes:0.00
20130911-0095728

This is improved property, known as 121 37th Avenue North, Nashville, TN 37209.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of September, 2013.

Jill A. Birge
NOTARY PUBLIC

March 21, 2016
My Commission Expires

JILL A. BIRGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 10th day of September, 2013.

Jill A. Birge
NOTARY PUBLIC

March 21, 2016
My Commission Expires

JILL A. BIRGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, is $0.