This Instrument Prepared By:
Joshua V. Lindsey, Esq.
Abigail E. Newbury, Esq.
LINDSEY + AMONETTE, PLLC
511 Union St., Suite 1880
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20130084218 DEEDQC
Recvd: 09/30/13 11:20 3 pgs
Fees:17.00 Taxes:0.00
20130930-0102279

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Seth Rhodes Poston **5845 Nolensville Pike #405** **Nashville, Tennessee 37211**	**SAME**	**161-272**

WHEREAS, this is a transfer of real property as part of the resolution of a divorce and pursuant to the terms of the Final Decree of Divorce between Joan Fort Fraser Poston and Seth Rhodes Poston in the matter styled *Joan Fort Fraser Poston v. Seth Rhodes Poston, In the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Case Number: 11D-3537;* and

WHEREAS, Joan Fort Fraser Poston (hereinafter "Grantor") agrees to quitclaim all of her right, title, and interest in and to certain real property more particularly described below to Seth Rhodes Poston (hereinafter "Grantee").

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Joan Fort Fraser Poston as Grantor does hereby assign, transfer, convey, and quitclaim unto Seth Rhodes Poston as Grantee any and all interest she has in certain real estate in Davidson County, Tennessee, which is more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 120 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No.20040713-0083179; Instrument No. 20040720;0086706; Instrument No. 20030720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed Seth Poston, a single man, by deed from Beazer Mortgage Corporation, a Tennessee Corporation, of record in Instrument Number: 200606260075802 Register's Office for Davidson County, Tennessee.

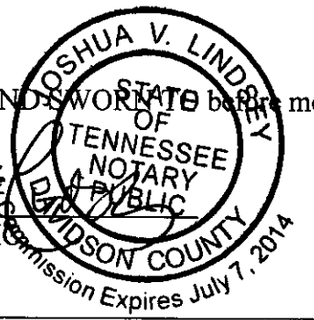
The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per TENNESSEE CODE ANNOTATED §67-4-409, is $0.00.

Joan Fort Fraser Poston

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2012.



NOTARY PUBLIC

My Commission Expires: 7-7-14

This is improved property located at 5845 Nolensville Pike #405, Nashville, Tennessee, 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 19 day of December, 2012.

Joan Fort Fraser Poston

Joan Fort Fraser Poston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN FORT FRASER POSTON**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of Dec., 2012.

NOTARY PUBLIC

My Commission Expires: 7.7.2014

JOSHUA V. LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014