BILL GARRETT, Davidson County
Trans:T20130099170 DEEDQC
Recvd: 11/22/13 08:44 3 pgs
Fees:17.00 Taxes:0.00
20131122-0120264

QUITCLAIM DEED

From: RANDY PAUL LEAGO

To: EMILY SCHRADER LEAGO

This instrument prepared by:
C. Diance Crosier
23 Fifth Avenue, North
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Emily Schrader Leago 6001 Deer Trace Nashville, Tennessee 37211	Same	Map 172-02-0 Parcel 038.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Emily Schrader Leago v. Randy Paul Leago, Circuit Court for Davidson County, Tennessee, Docket No. 13D2167, Randy Paul Leago the "Grantor") by these presents hereby sells, assigns and quitclaims unto Emily Schrader Leago (the "Grantee") all of Grantor's right, title and interest in and to certain land in 6001 Deer Trace, Nashville, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot 49, on the Plan of Section One, Myrtlewood Estates, as of record in Plat Book 5200, page 361, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Emily S. Leago and husband, Randy P. Leago and Lena Leago by deed from Roger O. Bowman, Jr. and Wife Glenda Kaye Bowman of record in Instrument No. 0381139, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5801, page 814 and Book 6007, page 776, said Register's Office.

a. This conveyance is subject to any and all existing easements of record.
b. The legal description is the same as the previous deed of record.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF

RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 7th day of October, 2013.

Randy Paul Leago

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Randy Paul Leago, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2013.

PATRICE FUTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/17/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $____0____None____.

Affiant

SWORN TO and subscribed before me on this the 10th day of October, 2013.

Misti Boshers
Notary Public

MISTI BOSHERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: March 25 2017