THIS INSTRUMENT WAS PREPARED BY:

Law Office of James A. Flexer
Lewis A. Williams, Esq.
176 2nd Avenue North, Suite 501
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140006164 DEEDQC
Recvd: 01/27/14 15:19 3 pgs
Fees:17.00 Taxes:0.00
20140127-0007465

QUITCLAIM DEED

FROM: **James Tagney Morgan**

Map-Parcel No. **081140090.00**

TO: **Van Asa Preston**

Address New Owner(s) as follows:
2400 Hammond Drive
Nashville, TN 37208

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **Van Asa Preston**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Preston v. Morgan, Docket No. 12D-2267, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Van Asa Preston

Sworn to and subscribed before me, this 24th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 1/9/18

MICHELLE BREEDING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, **James Tagney Morgan**, does transfer, quitclaim and convey unto the said **Van Asa Preston**, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot: #31 on the revised Plan of Fisk Park, of record in Book: #2331, Page: #114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.

Being the same property conveyed to James Tagney Morgan by deed dated November 10, 2010 from Eric Cox, in Instrument No. 20101112-0090690, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and is not subject to any homestead, dower or other marital interest as completed by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as **2400 Hammond Drive, Nashville, TN 37208**.

Witness my hand this 16th day of January, 2014.

James Tagney Morgan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura Stephenson, a Notary Public in and for said County and State, the within named **James Tagney Morgan**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 11/3/15

LAURA STEPHENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015