BILL GARRETT, Davidson County
Trans:T20140008878 DEEDQC
Recvd: 02/07/14 09:01 3 pgs
Fees:17.00 Taxes:0.00
20140207-0010812

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **VIRGIL RAY RICE**
86 Pepper Ridge Circle
Antioch, TN 37013

Send Tax Bills to: **Bank of America**
7105 Corporate Drive
Plano, TX 75024

MAP AND PARCEL: **149-5A, Parcel 86**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MIRIAM ARDITH ALLEN V. VIRGIL RAY RICE, Docket No.13D-3561, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, MIRIAM A. ALLEN, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto VIRGIL RAY RICE, Grantee, his heir, successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 86, Pepper Ridge Condominiums, Phase 9, of record in Book 8250, page 322, Register's Office for Davidson County, Tennessee.

This the same description as in the previous deed of record

Being the same property conveyed to Miriam A. Allen and Virgil Ray Rice, by Warranty Deed dated April 20, 1998, from Eddie L. Holloway and wife, Rosetta J. Holloway, and filed of record in Book 10912, page 99~~4~~, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotate d and the By-Laws of the administration thereof; all restrictions, easements, etc, rights and interest in favor of other

unit owners; options, burdens assessments and undertakings etc. contained in the Master Deed of record in Book 8870, page 545.

Covenants, conditions and restrictions for Pepper Ridge Condominiums as recorded in Book 9476, page 32, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

This is improved property, known as 86 Pepper Ridge Circle, Antioch, TN 37013.

IN TESTIMONY WHEREOF I have executed this instrument this the 3rd day of February, 2014.

Miriam A. Allen
MIRIAM A. ALLEN

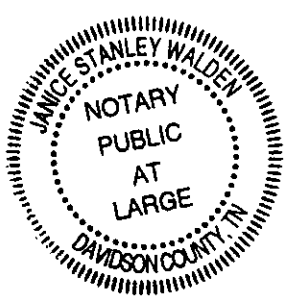
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Miriam A. Allen, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of February, 2014.

Janice Stanley Walden
NOTARY PUBLIC

My Commission Expires on January 9, 2016.



This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is exempt pursuant to TCA Section 67-4-409(A) et seq.

Janice Stanley Walden
AFFIANT

Sworn to and subscribed before me this 6th day of February, 2014.

JEAN C. POTEETE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jean C. Poteete
NOTARY PUBLIC

My Commission Expires: 5/22/2017