BILL GARRETT, Davidson County
Trans:T20140013522 DEEDQC
Recvd: 02/26/14 15:05 3 pgs
Fees:17.00 Taxes:0.00
20140226-0016563

QUITCLAIM DEED

FROM: Greggory R. Taggard

TO: Deborah L. Taggard

This instrument Was Prepared by:
Cathy Speers Johnson
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

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 of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
4864 Aster Drive Nashville, TN 37211	Deborah Taggard 4864 Aster Dr. Nashville TN 37211	133-16-52

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does 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 **Deborah Lynn Taggard v. Gregg Taggard, Civil Action No. 13D2629, Third Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Greggory Ray Taggard
Greggory R. Taggard, Affiant

MELISSA W. RONEY
STATE TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Melissa W Roney
Notary Public

My Commission Expires: 5-19-16

17910N:111219:1040573:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Deborah Lynn Taggard v. Gregg Taggard, Civil Action No. 13D2629, Third Circuit Court of Davidson County, Tennessee**. Accordingly, **Greggory R. Taggard** does hereby quitclaim unto the said **Deborah L. Taggard**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

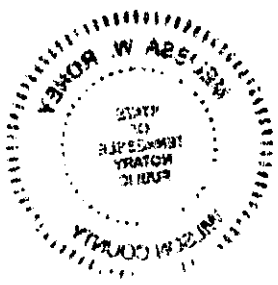
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF HIGHVIEW ACRES AS OF RECORD IN BOOK 7814 PAGE 215AND FORMERLY BOOK 2331, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GREGGORY R. TAGGARD AND WIFE, DEBORAH L. TAGGARD BY DEED FROM JAMES K. QUEENER, JR. AND WIFE, SALLY H. QUEENER AS OF RECORD IN BOOK 9715 PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: (1) TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE; (2) ALL RESTRICTIONS OF RECORD; (3) ALL EASEMENTS OF RECORD; (4) ALL VISIBLE EASEMENTS; (5) ALL MATTERS APPEARING ON THE PLAN OF RECORD; (6) ALL APPLICABLE GOVERNMENTAL AND ZONING REGULATIONS.

The above description is the same as in the previous deed of record.

This is improved property known as 4864 Aster Drive, Nashville, Tennessee 37211.



Witness my hand this 24 day of February, 2014.

Gregory Roy Taggard
Greggory R. Taggard

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Melissa W Roney, a Notary Public of said County and State, Greggory R. Taggard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2014.

Melissa W Roney
Notary Public

My Commission Expires: 5-19-16

MELISSA W ROMEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY