This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 03/17/14 13:30 4 pgs
Fees:22.00 Taxes:0.00
20140317-0021937

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 27th day of Feb, 2014

PEGGY R. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

NOTARY PUBLIC
Peggy R. Smith

My Commission Expires: 7/21/15

QUITCLAIM DEED

5877/807 -264962 (1)

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Liesel Nixon 664 Williamsport Ct. Nashville, TN 37221	SAME	128 03 0B 017.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Docket # 13D-2615, Tennessee, I, **Jason Nixon,** by these presents do hereby quitclaim and convey unto **Liesel Nixon,** to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

All that certain parcel of land situated In the County of Davidson, State of Tennessee:
BEING known and designated as Lot No. 17, on the Final Plat of Williamsport subdivision, Section One, a residential Planned Unit Development, of record in Plat book 7900, pages 628 and 629, and on the Resubdivision of Lots 17 and 18, Williamsport Subdivision,

Section One on record in Book 8250, page 335 Said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jason Nixon by Special Warranty deed, instrument 20110208-0011052, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed July 1, 2010 as instrument No. 20100701-0051366 in the Register's Office for Davidson County, Tennessee

THIS is improved property known as 664 Williamsport Court, Nashville, TN 37221.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 27 day of FEB, 2014.

JASON NIXON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON NIXON,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of Feb, 2014.

NOTARY PUBLIC Peggy R. Smith

My Commission Expires: 1/21/15

PEGGY R. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 128 03 0B 017.00

Land Situated in the County of Davidson in the State of TN

Lot No. 17 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Pages 628 and 629 and on the Resubdivision of Lots 17 and 18, Williamsport Subdivision, Section One of record in Book 8250, Page 335, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Nixon, by deed dated January 5, 2011 of record in Deed Instrument/Case No. 20110208-0011052, in the County Clerk's Office.

Commonly known as: 664 Williamsport Ct, Nashville, TN 37221

True Copy Certification

I, **Deepika Sura**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deepika Sura

Signature

State of MICHIGAN

County of WAYNE

Deepika Sura

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, [**Deepika Sura**] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE

Thomas S Buxton

Notary's Signature

My Commission Expires: 02/04/2020

Notary' Seal (if on paper)