BILL GARRETT, Davidson County
Trans:T20140022581 DEEDQC
Recvd: 04/03/14 13:59 3 pgs
Fees:17.00 Taxes:0.00
20140403-0027843

THIS INSTRUMENT PREPARED BY:
SHELLEY S. BREEDING, ESQUIRE
BREEDING & LODATO, LLC
117 CENTER PARK DRIVE, SUITE 201
KNOXVILLE, TN 37922

QUIT CLAIM DEED

THIS INDENTURE, made this 27th day of March, 2014, between Joanne Elizabeth Bradley, of Knox County, Tennessee, party of the first part, and Keith Allen Bradley, of Knox County, Tennessee, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT-CLAIMED, and does hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said party of the second part her interest in the following described premises, to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 54, in Building 15, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declarations of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No: 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, dwellings, buildings, royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the property.

BEING all of that certain property conveyed to Llewellyn G. Bradley and Wife, Carolyn L. Bradley, as tenants by the entirety, and to Keith Allen Bradley and Wife, Joanne Elizabeth Bradley, as tenants in common, from Phillips Builders, LLC by Warranty Deed dated July 22, 2011 and recorded August 12, 2011 in Instrument No. 20110812-006239 in the Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE is made pursuant to a Final Judgment of Divorce filed in the Chancery Court for Knox County, Tennessee, Docket No. 185886-2.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, building setback lines and all conditions as shown on the recorded map(s) in the Register's Office for Davidson County, Tennessee.

The preparer of this makes no warranty or representation as to the accuracy of said description. In this instrument in every case, the plural shall include the singular and vice-versa

and each gender the other. The preparer of this deed makes no representation as to the status of the title of the property described herein.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the date and year first above written.

Joanne Elizabeth Bradley

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, a Notary Public in and for said county and state, Joanne Elizabeth Bradley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of March, 2014.

A. T. Carpenter

A. T. CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission expires: 7-8-2017

The responsible taxpayer/owner: Carolyn Bradley
551 Griffin Circle
Hermitage Tennessee 37076

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to *Tenn. Code Ann.* § 67-4-409(a)(3)(E) and no oath of value shall be required.

Stephanie Prager, Esq.

Sworn to and subscribed before me

this the 2nd day of April, 2014.

NOTARY PUBLIC

ASHLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES MARCH 6, 2016

My commission expires: 3/6/16