This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

BILL GARRETT, Davidson County
Trans:T20140032054 DEEDQC
Recvd: 05/08/14 13:45 3 pgs
Fees:17.00 Taxes:0.00
20140508-0039532

FROM:
JAMES HALE BEARDEN

TO:
JULIA FLORENCE BEARDEN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Julia Florence Bearden 312 Van Buren Street Nashville, TN 37208	SAME	082-09-0J 312.00CO

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D521**

Julia Florence Bearden
JULIA FLORENCE BEARDEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th, DAY OF May, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/18

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **JAMES HALE BEARDEN** do here by Quitclaim to **JULIA FLORENCE BEARDEN** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 312 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, and Instrument No. 20071010-0120740 and 20100622-0048863, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Bearden and wife, Julia Bearden, by Quitclaim Deed from Jimmie W. Bearden, of record in Instrument Number 20100922-0075422, Register's Office for Davidson County, Tennessee.

This is improved real property, known as: 312 Van Buren Street, Nashville, TN 37208.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Davidson County, Tennessee, Docket No. 14D521.

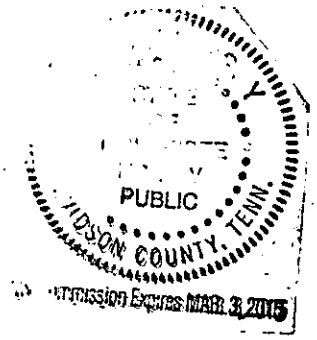
Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9 day of April, 2014.

James Bearden
JAMES HALE BEARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JAMES HALE BEARDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 9 day of April, 2014.



Mario Rigsby
Notary Public

My Commission Expires: 3/3/15