BILL GARRETT, Davidson County
Trans:T20140036498 DEEDQC
Recvd: 05/23/14 15:34 3 pgs
Fees:17.00 Taxes:0.00
20140523-0044919

QUITCLAIM DEED

This instrument prepared by:

Mary B. Langford, Attorney at Law, 401 Church Street, Suite 2800

Nashville, Tennessee 37219

Address of new owner	Send tax bills to:	Map-Parcel-Numbers:
Dennis Roberts	Franklin American Mortgage Company	053060B03700CO
1832 Merritt Street	501 Corporate Centre Drive Suite 400	
Old Hickory, TN 37138	Franklin, TN 37067	

For and in consideration of One Dollar ($1.00), cash in hand paid by the herinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged and in accordance with the terms and conditions fo the Divorce Decree in the case styled, Dennis Roberts v. Melissa Roberts, Docket No. 13D-3136 in the Third Circuit Court of Davidson County, Tennessee, I:

Melissa Roberts

Hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Dennis Roberts

Hereinafter called the Grantee, his heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Waterford, Phase 4, of record in Plat Bood 7900, Page 596, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Roberts and wife, Melissa Roberts by deed from Donald R. Allen and wife, Kimberly D. Smith Allen by deed of record, Instrument No. 20050609-0065950 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1832 Merritt Street, Old Hickory, Tennessee 37138.

Witness my hand, this the ____ day of _____, 2014.

Melissa A. Roberts

Melissa Roberts

STATE OF Washington)

COUNTY OF King)

I, A Notary Public of the State and County aforesaid, certify that the within named bargainor, Melissa Roberts, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence tome to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTORIAL SEAL at office in the State and County aforesaid this the 10th day of April, 2014.

Notary Public

My commission expires: 11/14/2017

Notary Public
State of Washington
CHRISTOPHER J CONN
MY COMMISSION EXPIRES
November 14, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00.

Dennis Roberts

Sworn to and subscribed before me this 15th day of April, 2014.

Notary Public

My commission expires:

01/27/2015

MELISSA W. MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
January 27, 2015