OWNER:

THIS INSTRUMENT PREPARED BY:

Amy (Mullican) Baltz
617 Bayhill Court
Hermitage, Tennessee 37076

Chadwick J. Hayes, B.P.R. # 023677
Attorney at Law
207 S. College Street
Lebanon, TN 37087
(615) 444-2420

MORTGAGEE:

Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tn. 37923

SEND TAX BILLS TO:

Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tn. 37923

Map Parcel Numbers 075-16-0-A-23.00

BILL GARRETT, Davidson County
Trans:T20140047022 DEEDQC
Recvd: 07/02/14 08:03 2 pgs
Fees:12.00 Taxes:0.00
20140702-0057950

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of a Final Decree of Divorce entered in the General Sessions Court of Wilson County, Tennessee, in the case of *Amy (Mullican) Baltz v. Joshua S. Baltz*,, Case No. 2014-DC-25, **JOSHUA S. BALTZ,** has this day bargained and sold, and by these presents does hereby transfer, convey, remise, release and forever quitclaim unto **AMY L. (MULLICAN) BALTZ**, all of her heirs and assigns, all of his right, title and interest, marital or otherwise, in and to the following tracts or parcels of land, situated and lying in the _____ Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 201102220014415 in the Register's Office of Davidson County, Tennessee.

Being Lot No. 59 on the plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joshua S. Baltz and Amy L. Mullican, husband and wife by deed from Weichert Relocation Resources, Inc. a corporation organized and existing under the laws of the State of New Jersey, with an office and principle place of business at 1625 Route 10 East, Morris Plains, NJ 07950 dated February 22, 2011, as of record in Instrument Number 201102220014415, in the Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY known as 617 Bayhill Court, Hermitage,

Tennessee 37076.

This conveyance is subject to any and all existing restrictions and easements of record.

WITNESS MY SIGNATURE on this the 26 day of June, 2014.

Joshua S. Baltz

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHADWICK J. HAYES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named **Joshua S. Baltz**, with whom I am personally acquainted, and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 26th day of ~~April~~ June, 2014.

NOTARY PUBLIC

My Commission Expires: 3/3/15

CONNIE D. RODER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

STATE OF TENNESSEE

COUNTY OF WILSON

This transfer is exempt from transfer privilege taxes pursuant to T.C.A. §67-4-409(3)(E) as implementing a marital Dissolution Agreement between the divorcing parties.

Amy L. (Mullican) Baltz Affiant

SWORN TO AND SUBSCRIBED before me, this the 27th day of ~~April~~ MAY (cl), 2014.

NOTARY PUBLIC

My Commission Expires: 11/5/14

CRYSTAL A. LOWE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires November 5, 2014