BILL GARRETT, Davidson County
Trans:T20140052369 DEEDQC
Recvd: 07/21/14 11:43 3 pgs
Fees:17.00 Taxes:0.00
20140721-0064418

THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
401 Church Street, Suite 2800
Nashville, Tennessee 37219-2217

QUITCLAIM DEED

FROM: George Whitfield James

TO: Carolyn Bader

Address New Owner(s) as follows:

Carolyn Bader
128 Windsor Drive
Nashville, Tennessee 37205

Send Tax Bills To:

same

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AFFIDAVIT

STATE OF Tennessee )
COUNTY OF Davidson )

I, Carolyn Bader, being one and the same person as Carolyn B. James, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Carolyn James v. George Whitfield James, Civil Action No. 11D-2527 Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Carolyn Bader
CAROLYN BADER

Sworn to and subscribed before me, this 21st day of July, 2014.

Tamra Jackson
NOTARY PUBLIC

TAMRA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires: August 17, 2015

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FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, George Whitfield James, does transfer, quitclaim and convey unto the said Carolyn Bader, her heirs, successors, and assigns, all of his right, title and interest in and to said property in Davidson County, State of Tennessee, described as follows:

In Davidson County, State of Tennessee, Being Lot No. 7 of Block "A" on the Map of Battlefield Estates, Section #2, of record in Book 843, Page 108, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Battlefield Drive at the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 260.5 feet to the southerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way eastwardly 147 feet to the westerly margin of Battlefield Drive; thence with said Drive southwardly and southwestwardly 285 feet to the beginning.

Included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee in Book 4803, Page 757, said Register's Office.

Beginning at the point of intersection of the south right-of-way of the Tennessee Central Railroad and the West margin of Craig Avenue; thence along the said West margin southwardly along a curve left having a radius of 434.3 feet for 106.6 feet thence North 8 deg. 40 min. West 133.0 feet to a point; thence North 18 deg. 21 min. West 103.9 feet to a point in the said right-of-way; thence along the said right-of-way North 89 deg. 46 min. East 147.2 feet to the point of beginning and containing 14,148 square feet.

Being the same property conveyed to Paula Caye McQuire Crook and by deed of record in Book 7744, Page 775, Registers office for said County. Paula Caye McQuire Crook has since married.

Richard Sturtridge joins in the execution of this Deed to convey any and all marital interest he may have in subject property.

Being the same property conveyed to George Whitfield James, and wife, Carolyn B. James by deed from Paula Caye McQuire Crook (now known as PaulaCaye McQuireCrook Sturtridge) and husband, Richard Sturtridge of record in instrument No. 20011031-0118886 in said Register's Office dated October 31, 2001.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as 928 Battlefield Drive, Nashville TN 37204.**

TO HAVE AND HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said Carolyn ~~James,~~ Gages her heirs, successors, and assigns, forever.

Witness my hand this 11th day of June, 2014.

GEORGE WHITFIELD JAMES

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public in and for said County and State, the within named GEORGE WHITFIELD JAMES, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 2014.

Sadie K. Ramsey
NOTARY PUBLIC

My Commission Expires: 12/6/2016

SADIE K. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016