BILL GARRETT, Davidson County
Trans:T20140053718 DEEDQC
Recvd: 07/24/14 16:01 2 pgs
Fees:12.00 Taxes:0.00
20140724-0066041

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14110e

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Peggy Neighbours
2104 Rosecliff Drive
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
083-04-0-053.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2014.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires:
(Affix Seal)

For the express purpose of making a re-conveyance to create a fee simple title in accordance with the Marital Dissolution Agreement filed on June 2, 2014, and entered as Case No. **12D-3744** in the Fourth Circuit Court for Davidson County, Tennessee, and for good and valuable consideration, and no monetary consideration, I, **James Thomas Neighbours a/k/a James Neighbours,** hereby quitclaim and convey my interest unto **Peggy Dianne Neighbours a/k/a Peggy Neighbours**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 119 on the Plan of Rosebank, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Peggy Neighbours and husband, James Neighbours by Quitclaim Deed from Sharon R. Baker and Tere Baker Murphy, dated February 7, 1995, recorded February 15, 1995, of record in Book 9595, page 923, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2104 Rosecliff Drive, Nashville, TN 37027

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the

premises.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this _____ day of July, 2014.

James Neighbours

James Neighbours

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Neighbours**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of July, 2014.

Notary Public

My commission expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016