This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

BILL GARRETT, Davidson County
Trans:T20140054810 DEEDQC
Recvd: 07/29/14 14:14 2 pgs
Fees:12.00 Taxes:0.00
20140729-0067414

ADDRESS NEW OWNER AS:
V & J Partners
C/O Virginia B. Powell
1526- A Lewis Road
Madison, TN 37115

SEND TAX BILLS TO:
SAME AS ADDRESSEE

This was prepared by information furnished by the parties without the benefit of a title search.

Map & Parcel: 51-4-0-A/42.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Virginia B. Powell, and Jeffrey W. Nicks

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

V & J Partnership,

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plan of Oakwood Estates, of record in Instrum ent 20000505-0045404, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property vested to Virginia B. Powell, a 2/3 interest and Jeffrey W. Nicks, a 1/3 interest by Agreed Order in the Seventh Circuit Court for Davidson County, Tennessee at Nashville having a case No. Of 12P-1883, dated March 17, 2014 and filed in the Clerk's Office March 17, 2014 and filed for record as Instrument No. 20140729-0067413 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2208 Golden Oak Place, Madison, Tn 37115.

Subject to Restrictive Covenants and By-Laws of record in Instrument No. 20000713-0069428 and 20001002-0096900, Register's Office for Davidson County, Tennessee.
Subject to All matters appearing on the Plan of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee.
Subject to Sewer Easement of record in Book 6807, page 657 and Storm Water Agreement of record as Instrument NO. 20000127-0008714, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 25 day of June 2014.

Virginia B. Powell

Jeffrey W. Nicks

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Virginia B. Powell with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 25 day of June 2014.

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2015

My commission expires: 1-6-15

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jeffrey W. Nicks with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 25 day of June 2014.

My commission expires: 6-28-15

PATRICIA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CLAY COUNTY

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me this 25 day of June, 2014.

My commission expires: 1-6-15

Notary Public

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2015