BILL GARRETT, Davidson County
Trans:T20140094385 DEEDQC
Recvd: 12/17/14 11:08 2 pgs
Fees:12.00 Taxes:0.00
20141217-0115347

QUITCLAIM DEED

FROM: Sharon A. Tibbits

TO: Michael R. Braden, Jr.

This instrument Was Prepared by:
Gregory D. Smith, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
5110 Greentree Drive Nashville, TN 37211	SAME	147-14-0-015.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does 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 **Sharon A. Tibbits v. Michael R. Braden, Jr., Civil Action No. 43374, Chancery Court of Williamson County, Tennessee** and that there was no other consideration given for the transfer.

Sharon Tibbits
Affiant

Sworn to and subscribed before me, this the 26 day of November, 2014.

Notary Public

My Commission Expires: 06-04-2017

STEVE GEEHO KIM
Notary Public
State of Colorado
Notary ID 20114050711
My Commission Expires Jun 4, 2017

19475N:140760:1085620:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Sharon A. Tibbits v. Michael R. Braden, Jr., Civil Action No. 43374 in the Chancery Court for Williamson County, Tennessee**. Accordingly, **Sharon A. Tibbits** does hereby quitclaim unto the said **Michael R. Braden, Jr.**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 116 on the Plan of Candlestick Farms, Section One, as shown by plat of record in Plat Book 3300, Page 56, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Michael R. Braden, Jr. and Sharon A. Tibbits by deed from Kenneth H. Callahan and wife, Connie E. Callahan, dated 8/25/06, recorded 8/29/06, of record in Instrument No. 20060829-0106362, Register's Office for said County.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 5110 Greentree Drive, Nashville, TN 37211.

Witness my hand this 26 day of November, 2014.

Sharon Tibbits

Sharon A. Tibbits

STATE OF COLORADO)
COUNTY OF Boulder)

Personally appeared before me, Steve Kim, a Notary Public of said County and State, Sharon A. Tibbits, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boulder, Colorado, this 26 day of Nov, 2014.

Notary Public

My Commission Expires: 06-04-2017

STEVE GEEHO KIM
Notary Public
State of Colorado
Notary ID 20114050711
My Commission Expires Jun 4, 2017