THIS INSTRUMENT WAS PREPARED BY:
Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: ROBERT BRIAN RICHARDS

TO: FRANCES ANN RICHARDS

Address New Owner(s) as follows:

1749 Londonview Place
Antioch, TN 37013

Map and Parcel No.:

151-10-A; 175

Send Tax Bills To:

Same

BILL GARRETT, Davidson County
Trans:T20140095277 DEEDQC
Recvd: 12/19/14 13:54 3 pgs
Fees:17.00 Taxes:0.00
20141219-0116428

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, FRANCES ANN RICHARDS, after being 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 FRANCES ANN RICHARDS v. ROBERT BRIAN RICHARDS, Docket No. 14D426, Third 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.

FRANCES ANN RICHARDS

Sworn to and subscribed before me, this 10th day of September, 2014.

TREVOR CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 18, 2017

NOTARY PUBLIC

My Commission Expires: 7/18/17

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, ROBERT BRIAN RICHARDS, does transfer, quitclaim and convey unto the said FRANCES ANN RICHARDS, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 144, Phase Two, Villages of Long Hunter as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Cason Lane Development Partners of record in Instrument Number 20021113-01404669, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument 20020718-0086411, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

Being the same property conveyed to Robert B. Richards and Frances A. Richards, Husband and Wife, by deed of record from Ole South Properties, Inc., Register's Office for Davidson County, Tennessee.

This is improved property known as 1749 Londonview Place, Nashville, Davidson County, Tennessee.

Witness my hand this 15 day of December, 2014.

ROBERT ~~BRIAN RICHARDS~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBERT BRIAN RICHARDS, the bargainor, 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 15th day of December, 2014.

Melissa Morgan
NOTARY PUBLIC

MELISSA MORGAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-07-2017

My Commission Expires: 3/7/17

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

x Frances Ann Richards
FRANCES ANN RICHARDS

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2014.

NOTARY PUBLIC

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

My Commission Expires: 7/3/17