THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 105090
PARCEL: 400.00

NEW OWNER'S ADDRESS:
James E. Miller
910 Benton Ave.
Nashville, TN 37204

SEND TAX BILLS TO:
Reliant Bank
101 Creekstone Blvd., Suite 200
Franklin, TN 37064

QUITCLAIM DEED

FOR AND IN CONSIDERATION no monetary consideration and pursuant to Final Decree of Divorce of record in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 10D2688, I, Denise Miller, Grantor, by these presents do hereby quitclaim and convey unto James E. Miller, Grantees, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee is more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 44 on the Plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County. Said property fronts 50 feet on the Northerly margin of Benton Avenue, formerly Arthington Street, and extends back 250 feet on the Easterly line and 247 feet, more or less, on the Westerly line to the Southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to James E. Miller and wife, Denise Miller by Quitclaim Deed dated 4/3/12 from James E. Miller of record in Instrument No. 20120411-0031038 and by Warranty Deed dated 8/16/00 from William E. Harkey, married of record in Instrument No. 20000825-0084084, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 910 Benton Avenue, Nashville, TN 37204

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 9th day of February, 2015.

Denise Miller

BILL GARRETT, Davidson County
Trans:T20150012257 DEEDQC
Recvd: 02/19/15 12:34 2 pgs
Fees:12.00 Taxes:0.00
20150219-0014425

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Denise Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

RYAN R. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 9th day of February, 2015.

Notary Public

My Commission Expires: 7/6/15

The actual consideration or value whichever is greater, for this transfer is $0.00

Affiant

Sworn and subscribed before me, this the 9th day of February, 2015.

Notary Public

My Commission Expires: 7/6/15

RYAN R. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY