File Box 8

PREPARED BY (AND RETURN TO):
*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

BILL GARRETT, Davidson County
Trans:T20150013830 DEEDQC
Recvd: 02/25/15 14:00 2 pgs
Fees:12.00 Taxes:0.00
20150225-0016247

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Prepared from information furnished by the parties without benefit of title examination

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John L. Rutherford<br>4037 Barnes Cove Drive<br>Antioch, TN 37013 | FirstBank<br>318 Seaboard Lane #205<br>Franklin, TN 37067 |

TAX MAP-PARCEL NUMBERS: 173090B02400CO

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura M. Rutherford, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John L. Rutherford,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Barnes Cove, Section One, of record in Inst. No. 20020409-0043258, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed o John L. Rutherford and wife, Laura M. Rutherford, by Warranty Deed from Anthony D. Marino and wife, Melissa D. Marino, dated April 21, 2011 and recorded on May 3, 2011, of record in Inst. No. 20110503-0033769, Register's Office for Davidson County, Tennessee.

**Description Reference:** This is the same description used in the deed immediately prior to this one.

Subject to taxes for 2015 and subsequent years; All matters shown on the Plan of record in Inst. No. 20020409-0043258, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Inst. No. 20021217-0155806, Inst. No. 20040429-0048624 and Inst. No. 20110720-0055565, said Register's Office.

**This is property, known as: 4037 Barnes Cove Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20 day of Feb, 2015.

Laura M. Rutherford

State of TENNESSEE
County of Davidson

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

On this 20 day of Feb, 2015, before me the undersigned authority, personally appeared **Laura M. Rutherford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: July 3, 2017

Notary

State of Tennessee
County of Davidson

**AFFIDAVIT**

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Sworn and subscribed before me on 2/24, 2015.

Notary Public

My Commission Expires: _____