THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Joseph Ryan Loney Cole, Loney & Pogue, PLLC 1719 Ashley Circle, Suite 120 P.O. Box 1378 Bowling Green, KY 42102-1378 CLP File No. 15114 JRL	The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Julie L. Cleavinger Exempt for for divorce Julie L. Cleavinger Subscribed and sworn to before me, this 2nd day of March, 2015. Notary Public My commission expires: Jan 17, 2016

NOTARY PUBLIC STATE OF KENTUCKY

BILL GARRETT, Davidson County
Trans:T20150017690 DEEDQC
Recvd: 03/11/15 12:43 2 pgs
Fees:12.00 Taxes:0.00
20150311-0020857

Quitclaim Deed

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie L. Cleavinger 521 Garfield Street Nashville, TN 37208	Julie L. Cleavinger 521 Garfield Street Nashville, TN 37208	Tax Parcel ID No. 081084C00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and of the terms and conditions of the Property Settlement Agreement, incorporated in Civil Action No. 15-CI-00041, filed in Warren Circuit Court, Division III, dissolution of marriage proceedings between Julie Lynn Rogier Cleavinger and Arthur Rodes Cleavinger, the Grantor, **Arthur R. Cleavinger, unmarried**, does hereby transfer, convey, remise, release and forever quit claim to the said Grantee, **Julie L. Cleavinger, unmarried,** her successors, heirs and assigns, in fee simple, all that certain real property located in Davidson County, Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Unit 1, together with the appurtenant interest in the common elements of Historical Row at Garfield, a horizontal property regime established by the Master Deed of record in Instrument No. 2131101-0113550, as amended in Instrument No. 20140717-0063477, and as further amended in Instrument No. 20140911-0083398, Register's Office for Davidson County, said Unit being depicted on the condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie L. Cleavinger and husband, Arthur R. Cleavinger, from George Butler and William Butler, by Warranty Deed dated October 31, 2014, of record in Instrument No. 20141105-0102195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SALEM GARDENS, as recorded in Instrument No. 20130322-0028504 and Surveyors Certificate of Correction Final Plat recorded at Instrument No. 20131101-0113477, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and covenants recorded in Instrument No. 20130827-0090493, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter recorded as Instrument No. 20131101-0113476.

Conditions, covenants, reservations, requirements, restrictions, option, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HISTORICAL ROW AT GARFIELD Condominium of record in Instrument No. 20131101-0113550; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 521 Garfield St., Nashville, TN 37208.

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.~~

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2015.

Arthur R. Cleavinger

STATE OF Kentucky)
) ss
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur R. Cleavinger, with whom I am personally acquainted or proven to be such who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2015.

Notary Public
My Commission expires: ~~02/01/2018~~ 3-17-18