BILL GARRETT, Davidson County
Trans:T20150035874 DEEDQC
Recvd: 05/08/15 14:24 2 pgs
Fees:12.00 Taxes:0.00
20150508-0042464

This instrument prepared by:

JAMES L. CURTIS, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Leslie Jeanne Emery 2310 Elliott Avenue Nashville, TN 37204	Same	Map 105-14 Parcel 206.00

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a Marital Dissolution Agreement, incorporated into a Final Decree of Absolute Divorce in the Fourth Circuit Court for Davidson County, Tennessee styled Leslie J. Emery v. William P. Emery, bearing Docket No. 11D-922, William P. Emery, quitclaims, transfers, and conveys to Leslie J. Emery, her heirs and assigns, all of his right, title, and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 524 on the Plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by declaration of Covenants Conditions and Restrictions of the Park at Melrose Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennesee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit C to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Leslie Jeanne Emery and William P. Emery by deed of record in Instrument No. 20070725-0087980 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie Jeanne Melcher by deed from Hillview Village Partnership of Instrument No. 20070725-0087980, Register's Office for Davidson County, Tennessee.

This is improved property known as 2310 Elliott Avenue, Nashville, Tennessee 37204.

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

AND NOW, I, the said William P. Emery, do hereby quitclaim and convey unto Leslie J. Emery, her heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 1st day of May, 2015.

WILLIAM P. EMERY

Subscribed and sworn to before me

this 1st day of May 2015.

LARRY M. EMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 10-5-16

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is ZERO (-0-), pursuant to a Final Decree of Divorce.

Leslie Jeanne Emery
AFFIANT

Subscribed and sworn to before me

this 9th day of April 2015.

JAMES L. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

James L. Curtis
NOTARY PUBLIC

My Commission Expires:_____