19607975

This instrument was prepared by:
Rebecca C. Blair
The Blair Law Firm
5214 Maryland Way, Ste. 207
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 06/23/15 07:54 4 pgs
Fees:22.00 Taxes:0.00
20150623-0059746

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James Frey Shelton 4125 Outer Drive Nashville, TN 37204	Same	Map 132-1; Parcel 192

STATE OF TENNESSEE]
COUNTY OF Williamson]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

TRACY L. CONTE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES May 20, 2017

JAMES FREY SHELTON

SWORN TO AND SUBSCRIBED before me this 29 day of May 2015.

Tracy L. Conte
NOTARY PUBLIC
My Commission Expires: 5/20/17

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of divorce in the Circuit Court for Davidson County, Tennessee, in the case of Marsha Louise Shelton v. James Frey Shelton , Civil Action No. 14D-2521, Marsha Louise Shelton (being the same person as Marsha Shelton) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said James Frey Shelton (being the same person as James Shelton), his heirs, successors, and assigns - all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James F. Shelton by Deed from Katherine Young of record at Instrument No. 20021104-0135349, Register's Office for Davidson County, Tennessee, dated October 15, 2002.

Being the same property conveyed to James Shelton and Katherine Young, both unmarried, by Warranty Deed from Raymond L. Danner, married, recorded in Book 10694, page 910, in the Register's Office for Davidson County, Tennessee, dated November 12, 1997.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4125 Outer Drive, Nashville, TN 37204.

Marsha Louise Shelton
MARSHA LOUISE SHELTON

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, Tracy L. Conte, a Notary Public in and for said County and State, the within named Marsha Louise Shelton with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29 day of May 2015.

TRACY L. CONTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES May 20, 2017

Tracy L. Conte
NOTARY PUBLIC
My Commission Expires: 5/20/17

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

Order No.: **19607975**
Loan No.: 252280017

Exhibit A

The following described property:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 63, on the map of Rolling Meadows, as shown by plat of record in plat book 1424, pages 98 and 99, register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more legal description.

Being the same parcel conveyed to James F. Shelton from Katherine Young, by virtue of a Deed dated 10/15/2002, recorded 11/4/2002, as Instrument No. 20021104-0135349, County of Davidson, State of Tennessee.

Assessor's Parcel No: 132 01 0 192.00

True Copy Certification

I, Veronica Kerns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Personally appeared before me, Ronna L. Tate a notary public for this county and state, Veronica Kerns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016