QUITCLAIM DEED

FROM: **Thompson I. Ward III**

TO: **Leslie Karen Ward**

This instrument was prepared by:
Robert E. McGuire
MMRS Law PLLC
114 30th Avenue South
Nashville, Tennessee 37212

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
2047 Nashboro Village Nashville TN 37217	Karen Ward 960 Point View Circle Mount Juliet TN 37122	**Map 135-12-A** **Par 26** **2D-65938**

BILL GARRETT, Davidson County
Trans:T20150074534 DEEDQC
Recvd: 09/01/15 15:20 2 pgs
Fees:12.00 Taxes:0.00
20150901-0088919

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Leslie Karen Ward v. Thompson I. Ward III, 2013-DV-20** and that there was no other consideration given for the transfer.

Leslie Karen Ward, Affiant

Sworn and subscribed before me, this the 14 day of September, 2015

Robert E. McGuire
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

Notary Public

My Commission Expires 11/5/18

This is a transaction exempt from tax pursuant to T.C.A. § 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Leslie Karen Ward v. Thompson I. Ward III, 2013-DV-20 in Wilson County General Sessions Court.** Accordingly, Thompson I. Ward III does hereby quitclaim unto the said Leslie Karen Ward her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in ~~Wilson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING UNIT 2047 OF NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, AND GARAGE UNIT NO. -0- OF SAID CONDOMINIUM, AS SHOWN ON MASTER PILOT PLAN FOR NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, PREPARED BY MILLER, WHIRY & LEE, INC, LANDSCAPE ARCHITECTS & ENGINEERS DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK 4675, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN DEED BOOK 4827, PAGE 20, AFORESAID RECORDED ON JUNE 20, 1974, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERTO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF. THE INTEREST CONVEYED INCLUDES, WITH LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED 2.03% INTEREST IN THE COMMON ELEMENTS OF THE NASHBORO VILLAGE TWELVE (12) CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO THOMPSON WARD AND KAREN WARD BY DEED FROM LONA S. BARRETT AS OF RECORD IN BOOK 5790, PAGE 16 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above description is the same as in the previous deed of record.
This is improved property known as 2047 Nashboro Village Twelve (12) Condominium

Witness my hand this the 31 day of August 2015

Thompson I. Ward III

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me Thompson I. Ward III, a Notary Public of the said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 31st day of Aug, 2015.

JACQUIE PUTTY
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires MY COMMISSION EXPIRES: MARCH 7, 2017