This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Orlando E. Anderson
6752 Ascot Drive
Antioch, TN 37013

Send tax bills to:
Same

Map-parcel numbers:
151-09-0-A-296.00 CO

BILL GARRETT, Davidson County
Trans:T20150077985 DEEDQC
Recvd: 09/14/15 14:01 2 pgs
Fees:12.00 Taxes:0.00
20150914-0093078

QUIT CLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2015-CV-253, and for the express purpose of creating a fee simple absolute title in my former Husband, ORLANDO E. ANDERSON, hereinafter called "GRANTEE"), I, ALANA BRANHAM ANDERSON, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, ORLANDO E. ANDERSON, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

Being Lot 296, as shown on the Final Plat of Phase 3, Section 2, LONG HUNTER CHASE, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Orlando E. Anderson, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040528-0063334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

Subject to all matters on the Plan of Phase 3, Section 2, Long Hunter Chase of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

Easements for Sewer of record in Book 9855, page 930 and Book 9988, page 793, said Register's Office.

Certificate of resolution for JCH Development Company, Inc. of record in Book 9432, page 789, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas of record in Book 9432, page 792 and in Book 9649, page 764, Instrument No. 20021003-0120427 (as to Phase 3, Section 1 & 2), said Register's Office.

Easements of record in Book 1101, page 457; Book 4717, page 515; Book 8197, page 288; Book 8358, pages 91 & 92; Book 9661, page 919; Book 2338; page 466; Book 4446; page 423; Book 4535, page 351; Book 9988, page 793; Book 9988, page 821, Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9430, page 251; Book 9534, page 938, Register's Office for Davidson County, Tennessee.

Declaration of Annexation, Covenants and Restrictions for Phase 3, Section 1, or record in Instrument No. 20010514-0049630, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in/to the common areas/elements of Long Hunter Chase.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building and setback lines, if any, and easements of right of ways for public utilities.

This is improved property known as 6752 Ascot Drive, Antioch, TN 37013.

This legal description is the same as the previous deed of record provided by parties.

AND NOW, THEREFORE, I, the said ALANA BRANHAM ANDERSON, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, ORLANDO E. ANDERSON, his heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of August, 2015.

Alana Branham Anderson
ALANA BRANHAM ANDERSON

The actual consideration of value, whichever is greater, for this transfer is $ Ø.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, ALANA BRANHAM ANDERSON, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2015.

Marilyn A. Byrd
Notary Public

My commission expires: 3-7-2017.

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Alana Branham Anderson
ALANA BRANHAM ANDERSON

Subscribed and sworn to before me this 6th day of August, 2015.

Marilyn A. Byrd
Notary Public

My commission expires: 3-7-2017.

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY