BILL GARRETT, Davidson County
Trans:T20150086968 DEEDQC
Recvd: 10/13/15 09:50 3 pgs
Fees:17.00 Taxes:0.00
20151013-0103918

This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE

COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 11-15-2017

NANCY K. HAGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mark Ratchford 405 Buchanan Street Nashville, TN 37208	Same	82-05-0-14

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, Elisa Gitan, by these presents do hereby quitclaim and convey unto Mark Ratchford, to his heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

LAND in Davidson Conty, Tennessee, being part of Lots Nos. 71 & 72 on the Plan of Map of D. T. McGavock's Plan of 98 Lots in North Nashville of record in Plat Book 21, page 7, in the Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on the southerly margin of Buchanan Street, at a point 108.3 feet west of the westerly margin of 4th Avenue North, said point being the southwest corner of said Buchanan Street and an alley, as referred to in the deed from T.R. Wilson Realty Company to Elsvis Graham, of record in Book 439, page 34, said Register's office; thence with the westerly margin of said alley, southerly 112.5 feet to the dividing line between Lots 70 & 71; thence with the said line, westerly 32.5 feet to the southeast corner of the property conveyed to Mrs. M. C. Parker by deed from R. I. Wilson Realty Company of record in Book 412, page 154, said Register's Office; thence with said Parker's easterly line, notherly 112.5 feet to the southerly margin of Buchanan Street; thence with said Street easterly 33 feet to the beginning.

BEING the same property conveyed to Mark Ratchford and Elisa Gitan, Husband and Wife, by Warranty Deed from Prime Nashville, LLC., instrument number 20140113-0003326, dated the 10th day of January, 2015 and recorded on the 13th day of January, 2014, in the Register's Office of Davidson County, Tennessee.

The said Mark Ratchford and Elisa Gita, having since been divorced by Final Decree of Divorce on the 13th day of October, 2015, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15D-1329 and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

BEING the same property conveyed to Prime Nashville, LLC, by Quitclaim Deed from Jarret McNeal recorded as Instrument No. 20130826-0089862, in the Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded August 26, 2013.

THIS is improved property known as 405 Buchanan Street, Nashville, TN 37208.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 9th day of September, 2015.

Elisa Gitan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Elisa Gitan, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 9th day of September, 2015.

MEGHAN FLAGG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 2-18-2019

Meghan Flagg

NOTARY PUBLIC

My Commission Expires: 2/18/2019