BILL GARRETT, Davidson County
Trans:T20150100182 DEEDQC
Recvd: 11/25/15 08:11 2 pgs
Fees:12.00 Taxes:0.00
20151125-0119415

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

QUITCLAIM DEED

From: Laura Byars

To: Ben Byars

This instrument prepared by: Jon S. Jablonski
Attorney at Law
320 Seven Springs Way
Suite 250
Brentwood, TN 37027

Address New Owner: Ben Byars
7225 Autumn Crossing Way
Brentwood, TN 37027

Map and Parcel Nos.
MAP 181-10-A
PARCEL 235

Send Tax Bills to: Same

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

AFFIDAVIT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being 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 Marital Dissolution Agreement in that case styled *Byars v. Byars*, Docket No. 14D-2608, Third Circuit Court of Davidson County, Tennessee, and that there are no other considerations given for this transfer.

Affiant

Sworn to and subscribed before me this 10 day of ~~October~~ November 2015.

NATALIE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

Notary Public
My Commission expires: 12-6-16

For and in consideration of the sum of Zero Dollars ($00.00), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled *Laura Katherine Byars v. Benjamin Brooks Byars*, Docket No. 14D-2608, Third Circuit Court for Davidson County, Tennessee, Laura Byars (grantor) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Ben Byars (grantee), his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land situated in

Davidson County, State of Tennessee, described as follows:

Being Lot Number 702 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ben Byars and wife, Laura Byars, by Warranty Deed dated February 9, 2006, of record in Instrument No. 20060213-0017381, Register's office of Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property, known as 7225 Autumn Crossing Way, Brentwood, TN 37027-8828.

Witness my hand this the 10th day of November 2015.

Laura Byars

Laura Byars

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of November 2015.

NATALIE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

Natalie Anderson

Notary Public
My commission expires: 12-6-16