This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
JEFFREY TODD GRAMMER, JR.

TO:
EMILY REEVES GRAMMER

BILL GARRETT, Davidson County
Trans:T20150105943 DEEDQC
Recvd: 12/15/15 15:46 3 pgs
Fees:17.00 Taxes:0.00
20151215-0126127

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Emily Reeves Grammer 1609 Gartland Avenue Nashville, TN 37206	Farmington Financial Group, LLC 2002 Richard Jones Road, #300A Nashville, TN 37215	83-10-0-143

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 15D-560**

Emily Reeves Grammer
EMILY REEVES GRAMMER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15, DAY OF October, 2015.

Theresa L Belton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-2019.

(AFFIX SEAL)

THERESA L. BELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **JEFFREY TODD GRAMMER, JR.** do here by Quitclaim to **EMILY REEVES GRAMMER** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being part of the north part of Lot 81 of Lockland or Chadwell Homeplace in East Nashville, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, being known as Lot 4 on the Map of an unrecorded sub of the property by Floyd Y. Adkisson and described as follows:

Beginning at a point in the north margin of Gartland Avenue, 166.1 feet west of the westerly margin of North 17th Street at the corner of Lots 3 and 4; thence with the line between said Lots, northerly 144.1 feet; thence westerly 54.9 feet to the corner of Lots 4 and 5; thence with the line between said Lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of same, easterly 55 feet to the point of beginning.

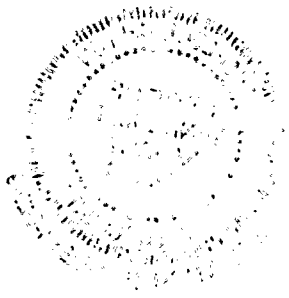
Being the same property conveyed to Jeffrey Todd Grammer and wife, Emily Reeves Grammer, by Warranty Deed from Kellena Baker of record at Instrument No. 20120614-0052417, Register's Office for Davidson County, Tennessee, dated June 14, 2012.

This is improved real property, known as: 1609 Gartland Avenue, Nashville, TN 37206.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 15D-560.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.



IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of October, 2015.

JEFFREY TODD GRAMMER, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

JEFFREY TODD GRAMMER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 29th day of October, 2015.

THERESA L. BELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Theresa L Belton
Notary Public

My Commission Expires: 1-8-2019