This Instrument Prepared by:
J. Jill Qualls Baxter
BAXTER & BAXTER, PLLC
300 James Robertson Parkway, Suite 308
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

Kyle M. Frederick
AFFIANT

Davidson County DEEDQC
Recvd: 12/18/15 09:34 5 pgs
Fees:27.00 Taxes:0.00
20151218-0127241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of December, 2015

Jill Qualls Baxter
NOTARY PUBLIC
My Commission Expires:

J. QUALLS BAXTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES: January 9, 2016

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Kyle M. Frederick 225 Ridgeway Drive Nashville, Tennessee 37214	Same	95-04-111.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 14D1772, signed on the 27th day of October, 2015, Cindy Kay Frederick, also known as Cindy K. Frederick, also known as Cindy Kay Morris, by these presents do hereby quitclaim and convey unto Kyle M. Frederick, also known as Kyle Martin Frederick, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee being Lot No. 89, on the Map of Eva-Mor Heights, as shown on plat of record in Plat Book 1424, Page 149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert A. Pace, and wife, Martha Ellen Jones Pace, by Deed of Record in Book 2392, page 505, Register's Office of Davidson County, Tennessee.

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record. Robert A. Pace having since died vesting sole ownership in Martha Ellen Jones pace as surviving tenant by the entirety. The signature of Martha Ellen Jones Pace is signed by her duly appointed Attorney-in-fact, Wiley Eugene Sizemore, pursuant to the Power of Attorney recorded simultaneously herewith.

BEING the same property conveyed to Kyle M. Frederick, and wife, Cindy K. Frederick, by Deed of Record in Book 10630, page 581, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

THIS conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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

THIS is improved property known as 225 Ridgeway Drive, Nashville, Tennessee 37214.

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 3rd day of ~~October~~ November, 2015.

Cindy Kay Frederick

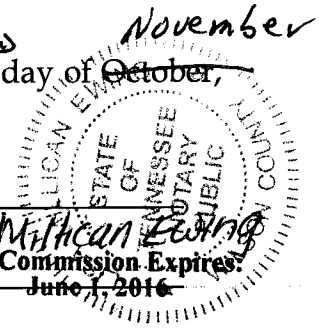
CINDY KAY FREDERICK

LISA MILLICAN EWING NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of ~~October~~ November, 2015.



NOTARY PUBLIC Lisa Mathews Ewing

My Commission Expires: ~~June 1, 2016~~ **My Commission Expires:**

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 198113554215

All that parcel of land in the County of Davidson, State of TN, and being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89, ON THE MAP OF EVA-MOR HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 149, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PID: 09504011100

Being the same property conveyed to Kyle M. Frederick and wife, Cindy K. Frederick, heirs and assigns by Warranty Deed from Martha Ellen Jones Pace, unmarried dated September 12, 1997 and recorded October 02, 1997 in Instrument No. 0354715, Book 10630 Page 581 for Davidson County, Tennessee.

APN: 09504011100

For informational Purposes Only:
Property Address:225 Ridgeway Dr., Nashville TN 37214

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True Copy Certification

I, Lexa Martin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018