BILL GARRETT, Davidson County
Trans:T20160000554 DEEDQC
Recvd: 01/04/16 16:06 4 pgs
Fees:22.00 Taxes:0.00
20160104-0000603

QUITCLAIM DEED

From: William Douglas Layman

To: Vivian Layne Brown Layman

This instrument prepared by:
C. Diane Crosier
136 Fourth Avenue South
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED
PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Vivian Layne Brown Layman 5429 Cochran Drive Nashville, Tennessee 37220	Same	161-01B-87CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, William Douglas Layman vs. Vivian Layne Brown Layman, Chancery Court for Moore County, Tennessee, Docket No. 2691, William Douglas Layman, (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Vivian Layne Brown Layman, (the "Grantee") all of Grantor's right, title and interest in and to certain property located at 5429 Cochran Drive, Nashville, TN 37220, being in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

SEE LEGAL DESCRIPTION-EXHIBIT "A" ATTCHED HERETO AND MADE A PART THEREOF

This is improved property located at 5429 Cochran Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 18th day of December, 2015.

William Douglas Layman

STATE OF TENNESSEE)
COUNTY OF Lincoln)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William Douglas Layman, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2015.

Maudean B. Sisk
NOTARY PUBLIC

MAUDEAN B. SISK
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

My Commission Expires: 4-26-2016

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $ None.

William Layman
Affiant

SWORN TO and subscribed before me on this the 29 day of December, 2015.

Theresa Reiley
Notary Public

THERESA REILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2-13-2017

EXHIBIT
A
Legal Description
tabbies

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110531

BILL GARRETT, Davidson County
Trans:T20110057983 DEEDWARR
Recvd: 09/19/11 11:23 2 pgs
Fees:13.00 Taxes:1095.20
[redacted]
20110919-0072395

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2011.

NOTARY PUBLIC

My commission expires 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Douglas Layman and Vivian Layman 5429 Cochran Dive Nashville, TN 37220	Same address as new owner	161-01B-87CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Six Thousand and 00/100 Dollars ($296,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERNEST D. STANDERFER, TRUSTEE, AND HIS SUCCESSORS IN TRUST, OF THE ERNEST D. STANDERFER REVOCABLE LIVING TRUST,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM DOUGLAS LAYMAN AND VIVIAN LAYMAN, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 80 on the Plan of Aberdeen Woods, Phase Two, a Planned Unit Development, of record in Plat Book 9700, page 848, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Ernest D. Standerfer, Trustee, and his successors in trust, of the Ernest D. Standerfer Revocable Living Trust, by Quitclaim Deed from Ernest D. Standerfer, Successor Trustee of The Doris J. Standerfer Revocable Living Trust, dated 11/11/2009, recorded 11/12/2009, of record in Instrument No. 20091112-0104548, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat book 9700, page 848; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 5429 Cochran Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 7th day of September, 2011.

ERNEST D. STANDERFER, TRUSTEE OF
THE ERNEST D. STANDERFER REVOCABLE
LIVING TRUST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of September, 2011, before me, appeared Ernest D. Standerfer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he the Trustee of the Ernest D. Standerfer Revocable Living Trust, and that said instrument was signed in behalf of said Ernest D. Standerfer Revocable Living Trust, and said Ernest d. Standerfer acknowledged said instrument to be the free act and deed of said Ernest D. Standerfer Revocable Living Trust.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY