BILL GARRETT, Davidson County
Trans:T20160002245 DEEDQC
Recvd: 01/11/16 10:10 2 pgs
Fees:12.00 Taxes:0.00
20160111-0002462

This instrument prepared from information obtained from the parties:
Ben Hall McFarlin, III, Attorney
12 Public Square North
Murfreesboro, TN 37130

Address Of New Owner:
Sydney J. Pernice
1412 Villa Place
Nashville, TN 37212

Send Tax Bills To:
Wells Fargo Bank, NA
4101 Wiseman Bldg #108
San Antonio, TX 78251

Map-Parcel Numbers:
Map/Parcel: 105-05-0-053.00

# QUITCLAIM DEED

This instrument made and entered this the 7th day of December, 2015, by and between THOMAS CHARLES PERNICE, JR., Grantor, and SYDNEY J. WADE (formerly "Pernice"), Grantee.

WHEREIN FOR AND IN CONSIDERATION of the Grantee's assumption of the mortgage indebtedness owed against the below described real estate and the covenants and conditions set forth in the Final Decree of Divorce and Marital Dissolution Agreement entered in the case styled *Sydney Wade Pernice v. Thomas Charles Pernice, Jr.*, Third Circuit Court of Davidson County, Tennessee, Case Number: 14D1633, to which reference is made for incorporation herein of the particular details and specific terms, the undersigned, THOMAS CHARLES PERNICE, JR., quitclaims all of his right, title and interest to SYDNEY J. WADE (formerly "Pernice"), in the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 12 in J.B. Haynie's Subdivision of Lot No. 40 of the O.B. Hayes Addition to Nashville, a plan of which subdivision is of record in Book 148, Page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Inverness Group, Inc., a Tennessee corporation by Warranty Deed from Greg Pohl, unmarried, of record in Instrument No. 20011024-0116180, dated October 19, 2001. Said property was further conveyed by Quitclaim Deed to Robert Thompson and Bonnie Thompson, married, of record in Instrument No. 20020923-0115595, dated September 18, 2002. Robert Thompson and Bonnie Thompson, married conveyed their interest in said property to Bonnie J. Thompson, married, of record in Instrument No. 20060315-0029769, dated February 21, 2006, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas C. Pernice Jr. and Sydney J. Pernice, husband and wife, by Warranty Deed from Bonnie J. Thompson, married, of record in Instrument No. 20121206-0112723, dated November 30, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 148, Page 433, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known and designated as: **1412 Villa Place, Nashville, Tennessee 37212.**

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 12th day of December, 2015.

Thomas Charles Pernice Jr.
THOMAS CHARLES PERNICE, JR.

STATE OF FLORIDA )
) :ss
COUNTY OF COLLIER )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, THOMAS CHARLES PERNICE, JR., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 12th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 07/21/17

NOTARY PUBLIC STATE OF FLORIDA
LESLEY JONES
MY COMMISSION # FF 017335
EXPIRES: July 21, 2017
Bonded Thru Budget Notary Services

STATE OF TN )
) :ss
COUNTY OF Davidson )

**The actual consideration for this transfer is $0.**

Ashley G Wade
AFFIANT

Subscribed and sworn to before me this the 17 day of December, 2015.

BEN HALL MCARTHUR III
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2019

NOTARY PUBLIC

My Commission Expires: 8-17-19