BILL GARRETT, Davidson County
Trans:T20160016327 DEEDQC
Recvd: 02/29/16 12:00 2 pgs
Fees:12.00 Taxes:0.00
20160229-0018911

This Instrument Prepared By:
Joshua V. Lindsey, Esq.
LINDSEY +AMONETTE, PLLC
511 Union Avenue, Suite 1880
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Philip Lee Armbrust	Franklin Synergy Bank	118-9-230.00
907 Woodmont Blvd.	3301 Aspen Grove Dr. Ste 200	
Nashville, Tennessee 37204	Nashville, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JACLYN SONTAG ARMBRUST** (hereinafter "Grantor") does hereby assign, transfer, convey, and quitclaim unto **PHILIP LEE ARMBRUST**, (hereinafter "Grantee[s]") any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot 1 also referred to as Lot 1 N on previous deeds of record, map of the first addition of Woodmont Boulevard Section of Marengo Park, as shown on Plat of Record in Plat Book 974, Page 83, In the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Philip Armbrust and wife, Jaclyn Armbrust, by deed from Reed Carlstone and wife, Whitney Carlstone, recorded on the 9th day of September, 2011 in Instrument No. 20110902-0068235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restriction, conditions, covenants, easements, By-laws, and encumbrances of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

jaclyn sontag armbrust
JACLYN SONTAG ARMBRUST

This is improved property, known as 907 Woodmont Boulevard, Nashville, Tennessee 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 25 day of February, ~~2014~~ 2016

jaclyn sontag armbrust
JACLYN SONTAG ARMBRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACLYN SONTAG ARMBRUST**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25 day of Feb., 2016.

Lori D. Cox
NOTARY PUBLIC

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019