BILL GARRETT, Davidson County
Trans:T20160027885 DEEDQC
Recvd: 04/06/16 10:38 2 pgs
Fees:12.00 Taxes:0.00
20160406-0032904

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Philip N. Elbert	**Name** NO CHANGE FROM CURRENT RECIPIENT	Map 117-2 Parcel 166
Street Address or Route Number 1419 Graybar Lane	**Street Address**	
City State Zip Nashville, TN 37215		

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Kathi L. Padgett, the Grantor, by these presents does hereby quitclaim and convey unto Philip N. Elbert, his heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 41, of Block M, on the map of Maplehurst, of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 200 feet on the southerly side of Graybar Lane, and runs back between parallel lines, 300 feet to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Philip N. Elbert and wife, Kathi L. Padgett, by warranty deed from Harlan P. Howard and wife, Melanie Smith-Howard, of record in Book 9798, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Graybar Lane, Nashville, TN 37215.

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

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 19th day of January, 2016.

Kathi L. Padgett

KATHI L. PADGETT

STATE OF New Hampshire)
COUNTY OF Carroll)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Kathi L. Padgett, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tamworth Town Office, Tamworth, NH this 19th day of January, 2016.

Elizabeth M Hauser

Notary Public

ELIZABETH M. HAUSER, Notary Public
My Commission Expires December 5, 2017

My commission expires: 12-5-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Philip Norman Elbert v. Kathi Lee Padgett,* Docket No. 15D-1943, Circuit Court for Davidson County, Tennessee, and that the consideration for the transfer is $0.00.

Philip N. Elbert

Affiant

Subscribed and sworn before me, this the 30th day of March, 2016.

Kathy A. Culligan

Notary Public

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5/6/19

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).