BILL GARRETT, Davidson County
Trans:T20160041319 DEEDQC
Recvd: 05/17/16 14:11 2 pgs
Fees:12.00 Taxes:0.00
20160517-0049253

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** File 16016403	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29th day of April 2016. Notary Public My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Angela Wilson 708 Kelsey Ct. Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 173-11A-064.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrew P. Wilson, an unmarried man**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to, Angela Wilson, an unmarried woman, (hereinafter referred to as the "Grantee") her heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Two, Stanford Village, RS10 Cluster Development, of record in Instrument No. 20010226-0017614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela M. Wilson and Andrew P. Wilson, husband and wife by Warranty Deed from Dorothy Ann Shearon, unmarried, of record in Instrument No. 20110919-0072561, Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 19, 2011.

This Conveyance is made subject to the terms of the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee at Nashville on April 5, 2016, Case No. 16D-228.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property known as 708 Kelsey Ct., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of April, 2016.

Andrew Plwilson
Andrew P. Wilson

STATE OF QUEZON CITY)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Andrew P. Wilson, the bargainor, with whom I am personally acquainted (or 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 and official seal at office, this APR 26 2016 day of April, 2016.

_____
Notary Public

My Commission Expires: _____

DOC. NO. 227
PAGE NO. 46
BOOK NO. 93A
SERIES OF 2016

ATTY. BENJAMIN F. ALFONSO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2016
PTR NO. 2147797 1/4/2016 - QUEZON CITY
IBP NO. 1015954 1/4/2016 - QUEZON CITY
ROLL NO. 13295
COMMISSION NO. NP-144 (2015-2016) QUEZON CITY
TIN NO. 177-967-619
MCLE EXEMPTED

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS APR 26 2016 DAY OF _____ 20__ AT QUEZON CITY EXHIBITING HIS / HER RES. CERT. NO. _____ ISSUED ON _____ AT _____