This Instrument Prepared From Information Furnished by the Parties by:
Stevens & Stevens, PLLC, Attorneys at Law, 313 Enon Springs Rd East, Smyrna, Tennessee 37167

Map & Parcel No.: 07116011200

SEND TAX BILLS TO: NAME AND ADDRESS OF NEW OWNERS:

NEW OWNER Judy Ann Foster & Billy W. Walden
207 Windellwood Circle
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20160041657 DEEDQC
Recvd: 05/18/16 10:51 2 pgs
Fees:12.00 Taxes:0.00
20160518-0049552

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; we, the undersigned, **Wanda Binkley (formerly known as Wanda K. Bowlin)**, and **Arthur Binkley**, hereby quitclaim unto **Billy W. Walden**, an unmarried person, his heirs and assigns forever, all of our right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of T.I. Ward's Re-Subdivision of certain lots in Williams & Hayes Company's Belleview Plan, of record in Book 974, page 48, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the south side of Blue Ridge Drive, formerly Peachtree Street, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Euel Bowlin and wife, Frankie Bowlin, by warranty deed from Edgar B. Groves and wife, Nellie M. Groves, dated June 13, 1966 and appearing of record in Book 4025, page 339, Register's Office for Davidson County, Tennessee. The said Euel Bowlin and Frankie Bowlin divorced, and Euel Bowlin was awarded title to the above-described property pursuant to a Final Decree of Divorce in Case No. 82D3562, Davidson County Circuit Court Clerk's Office. Euel Bowlin died intestate on February 26, 1998, leaving his as his heirs-at-law, according to an Affidavit of Heirship appearing of record as Instrument No. 20130819-0086909, Register's Office for Davidson County, Tennessee: Earl Randall Bowlin, Judy Ann Foster (also known as Judy Foster), Wanda K. Bowlin (also known as Wanda Binkley) and Lloyd A. Bowlin. Earl Randall Bowlin died on December 6, 2010 and was married at the time of his death to Brenda Bowlin, and he had two children during his lifetime, namely Scott Bowlin (also known as Scotty Bowlin) and Jason Bowlin. Lloyd A. Bowlin died unmarried on October 4, 2011, with no children. The said Brenda Bowlin, Scotty Bowlin and Jason Bowlin quitclaimed their interest in the property to Wanda Binkley and Judy Ann Foster by quitclaim deeds dated March 3, 2013 and appearing of record as Instrument No. 20130819-0086910 (from Brenda Bowlin); dated March 8, 2013, and appearing of record as Instrument No. 20130819-0086911 (from Jason Bowlin); and dated February 25, 2013, and appearing of record as Instrument No. 20130819-0086912 (from Scotty Bowlin), all in the Office of the Davidson County, Tennessee Register of Deeds.

This is improved property known as 900 Blue Ridge Drive, Nashville, TN 37207.

Arthur J. Binkley joins in this conveyance for the sole purpose of conveying any marital interest he might have in the above described property.

This quitclaim deed was prepared without the benefit of a full title search by Stevens & Stevens, PLLC, and the preparer makes no warranties or guarantees about the title.

IN WITNESS WHEREOF, we have hereunto set our signatures on this the 9 day of May, 2016.

Wanda Binkley
WANDA BINKLEY
F/K/A Wanda K. Bowlin

Arthur J. Binkley
ARTHUR J. BINKLEY

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Wanda Binkley**, formerly known as Wanda K. Bowlin, and **Arthur J. Binkley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 9 day of May, 2016.

NOTARY PUBLIC

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/6/2017

I hereby swear or affirm that the actual consideration given for this transfer is -0-.

Wanda Binkley
Affiant

Sworn to and subscribed before me this the 9 day of May, 2016.

NOTARY PUBLIC

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/6/2017