This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

BILL GARRETT, Davidson County
Trans:T20160062481 DEEDQC
Recvd: 07/20/16 14:07 3 pgs
Fees:17.00 Taxes:0.00
20160720-0074818

FROM:
MICHAEL CALLANN CRABTREE

TO:
JACKIE LYNN CRABTREE

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Jackie Lynn Crabtree 429 Lynnwood Boulevard Nashville, TN 37205	New Owner	116-15-0-057.00

STATE OF TENNESSEE }

COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 44156**

Jackie Lynn Crabtree

JACKIE LYNN CRABTREE

GRANT GLASSFORD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th, DAY OF July, 2016.

Notary C. Glassford

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/16/18.

(AFFIX SEAL)

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **MICHAEL CALLANN CRABTREE** do here by Quitclaim to **JACKIE LYNN CRABTREE** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 75-B on the Plan of Re-Subdivision of Parts of Royal Oaks of record in Plat Book 974, Page(s) 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 75-B fronts 100 feet on the westerly side of Lynnwood Boulevard and runs back between lines 301 feet 9 inches on the north line and 302 feet 5 inches on the south line, to the east line of Lot No. 76-B on which it measures 100 feet.

Being the same property conveyed to Jackie Crabtree by Chandelier Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument No. 20160516-0048647, dated May 9, 2016 and recorded May 16, 2016, Register's Office for Davidson County, Tennessee.

This is improved real property, known as: 429 Lynnwood Boulevard, Nashville, TN 37205.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket No. 44156.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15TL day of July, 2016.

Michael Callann Crabtree

MICHAEL CALLANN CRABTREE

GRANT C. GLASSFORD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

MICHAEL CALLANN CRABTREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 15TL day of July, 2016.

Grant C. Glassford

Notary Public

My Commission Expires: 7/16/2018