BILL GARRETT, Davidson County
Trans:T20160063862 DEEDQC
Recvd: 07/25/16 14:19 2 pgs
Fees:12.00 Taxes:0.00
20160725-0076413

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: Map/Parcel #: 050-03-B-13.00 CO
Property Address: 1024 Mulberry Way, Nashville, TN 37207

New Owner: Sonya M. Green
Address: 1024 Mulberry Way
Nashville, TN 37207

Send Tax Bill To:
Sonya M. Green
1024 Mulberry Way
Nashville, TN 37207

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on June 28, 2016, Davidson County, Nashville, Tennessee, Fourth Circuit Court, Case Number 15D417, and for good and valuable consideration, and no monetary consideration, I, **Andrew D. Singleton**, hereby quitclaim and convey to **Sonya M. Green (f/k/a Sonya M. Singleton)**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mulberry Downs, Phase 1 of record in Plat Book 7900, Page 84-88, all in Register's office for said County. Said Lot No. 13 fronts 43 feet on the easterly margin of Mulberry Way and extends back 100.00 feet on the northerly line and 100.00 feet on southerly line to a dead line in the rear measuring 43.00 feet thereon.

Being the same property conveyed to US Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-HE5 Mortgage Pass-through Certificates Series 2006-HE5, whose address is Barclays Capital Real Estate Inc. a Delaware corporation d/b/a HomEq Servicing, Special Assets - NC,4742., by Substitute Trustee's Deed, by Shapiro & Kirsch, LLP, by Denise Griffin, a authorized agent, on October 30, 2007, in Inst. #20071030-0127800, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property, known as 1024 Mulberry Way, Nashville, TN 37207.

Subject to any easement and/or restrictions of record in the Register's Office in Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 18 day of July, 2016.

Andrew D. Singleton

This is improved property, known as 1024 Mulberry Way, Nashville, TN 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew D. Singleton**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of July, 2016.

NOTARY PUBLIC

My Commission Expires May 8, 2017

KIMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Andrew D. Singleton

Sworn to and subscribed before me this 18 day of July, 2016.

NOTARY PUBLIC

My Commission Expires May 8, 2017

KIMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, is $0.