BILL GARRETT, Davidson County
Trans:T20160064363 DEEDQC
Recvd: 07/27/16 08:16 2 pgs
Fees:12.00 Taxes:0.00
20160727-0077010

THIS INSTRUMENT PREPARED BY:
TIMOTHY V. POTTER
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	Send Tax Bills To:	Map / Parcel
Jennifer M. Cary 8057 Boone Trace Nashville, Tennessee 37221	Jennifer M. Cary 8057 Boone Trace Nashville, Tennessee 37221	126-15-B-306C0

QUIT-CLAIM DEED

In compliance with a Marital Dissolution Agreement of the Chancery Court of Dickson County, Tennessee, dated April 7, 2016, 2016, entered in *Jennifer Michelle Cary vs. Justin Oscar Cary, No. 2015-CV-118,* I, Justin O. Cary, for the sum of One And 00/100ths ($1.00) Dollar, cash in hand, hereby conveys and quit-claims unto the said Jennifer M. Cary, and her heirs and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No: 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by deed from Cecil D. Branstetter of record in Book 11669, Page 837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Jennifer M. Cary and husband, Justin O. Cary by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated July 9, 2003, and of record in Instrument No. 20030716-0099331, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 5th day of July, 2016.

JUSTIN O. CARY

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DICKSON~~ Albany

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Justin O. Cary, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 5th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 1/13/2019

WINTA N. WENDOVER
01WE6086103
Notary Public, State of New York
Qualified in Greene County
My commission expires JANUARY 13th, 2019

* *

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear of affirm that the actual consideration for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me this 19 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: July 3, 2017

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2017