THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. JAMES C. STROUD Affiant Subscribed and sworn to before me, this 14th day of July, 2016. Notary Public My Commission Expires: 1/9/19

BILL GARRETT, Davidson County
Trans:T20160064918 DEEDQC
Recvd: 07/28/16 10:14 2 pgs
Fees:12.00 Taxes:0.00
20160728-0077691

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Laura P. Stroud 408 Shackleford Court Nashville, TN 37212	Send Tax Bills To: Same as of Record	Tax Information: Map 131- Group 3 Parcel 223

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, JAMES C. STROUD, unmarried (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to LAURA P. STROUD, unmarried, her heirs and assigns, all of his right, 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. 3, on the Final Plan of Oxford Hill Cluster Lot Subdivision of record in Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed by Warranty Deed from Hammond & Brandt Builders, LLC, a Tennessee limited liability company, to James C. Stroud and wife, Laura P. Stroud, as recorded on the 14th day of August, 2016 in Instrument No. 20060814-0099728, Register's Office for Davidson County, Tennessee.

This conveyance is made by James C. Stroud pursuant to the Final Decree of Divorce, Davidson County Third Circuit Court, Docket No. 14D1432, to convey all interests that he may have in the above-referenced real property to Laura P. Stroud. Further, this conveyance is made without the benefit of a title search and is subject to all restrictions, conditions, easements and any other matters of record, including all items set out on any applicable plan of record.

This is improved property known as: 408 Shackleford Court, Nashville, TN 37215.

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).

Whenever used, the singular number 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 14th day of July, 2016.

JAMES C. STROUD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James C. Stroud, 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 14th day of July, 2016.

Notary Public

TRINA K. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/18