BILL GARRETT, Davidson County
Trans:T20160067957 DEEDQC
Recvd: 08/05/16 15:19 2 pgs
Fees:12.00 Taxes:0.00
20160805-0081657

Prepared by and
After Recording, Please Return To:
First Title LLC
120 Interstate North Pkwy
Suite 108
Atlanta, GA 30339

New Owner:
Please send Tax Notice to:
Sara Elizabeth LaViolette
926 Fairwin Ave
Nashville, TN 37216-3615

QUIT-CLAIM DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $ 0.00

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 25th day of July, 2016, by and between William Warren LaViolette, a single man, as party or parties of the first part, hereinafter called **GRANTOR,** whose address is 926 Fairwin Avenue, Nashville, TN 37216, and Sara Elizabeth LaViolette, a single woman, as party or parties of the second part, hereinafter called **GRANTEE,** whose address is 926 Fairwin Avenue, Nashville, TN 37216, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows: Lot 59 on the map entitled Eskridge Subdivision, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to all easements, restrictive covenants and conditions and other matters of record.

Being property known as 926 Fairwin Ave, Nashville, TN 37216-3615, according to the present system of numbering houses in Davidson County, Tennessee.

This Quit-Claim Deed is being executed pursuant to that Marital Dissolution Agreement executed on June 6, 2016, being Docket No. 16D139.

BEING THE SAME PROPERTY CONVEYED IN Special Warranty Deed from Taylor Bean & Whitaker Mortgage Corp. to Sara Elizabeth Laviolette, dated 11/03/2008, recorded 11/24/2008, in 20081124-0115216, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to set his hand the day and year above written.

William Warren LaViolette

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William Warren LaViolette, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2016.

Notary Public
My commission expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~270,000.00~~ *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

* $0.00

Sara Caldwell
AFFIANT

Subscribed and sworn to before me on

This 25th day of July, 2016

NOTARY PUBLIC

My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY