BILL GARRETT, Davidson County
Trans:T20160069579 DEEDQC
Recvd: 08/11/16 10:31 2 pgs
Fees:12.00 Taxes:0.00
20160811-0083556

Prepared from information submitted by the parties by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Troy G. Gifford	BAC Home Loans	Map 21
4188 Knipfer Rd.	PO BOX 10211	Parcel 232
Joelton, Tennessee 37080	Van Nuys, CA 91410	

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: In consideration of and compliance with a Final Decree of Divorce of the Circuit Court for Davidson County, Tennessee in the case of "Troy Glenn Gifford vs. Karyn Leigh Gifford", Docket No. 14D-2704, I, **Karyn L. Gifford** by these presents quitclaim and convey unto **Troy G. Gifford** all of my right, title and interest in and to the following described parcel of land in Hickman County, Tennessee:

> LAND in Davidson County, Tennessee, beginning at a stake in the center of Knipfer Road at the Northwest corner of Tract No. 1 of the Short property being in the easterly boundary line of the Carl Moore property; thence South 86 deg. East 225.0 feet to an iron pin; thence North 4 deg. East 113.0 feet to an iron pin; thence South 86 deg. East 475.0 feet to an iron pin; thence North 4 deg. 49' East 177.71 feet to an iron pin; thence North 86 deg. West 650 feet to an iron pin; thence South 4 deg. West 172.0 feet to an iron pin; thence North 86 deg. West 61.0 feet to an iron pin; thence South 0 deg. 05' East 119.0 feet to the point of beginning, containing 3.1 acres, more or less.
>
> Being the same property conveyed to Troy G. Gifford and wife Karyn L. Gifford by warranty deed from Ricky W. Sloan and wife Elizabeth A. Sloan, of record at Book 11372, Page 405, Register's Office for Davidson County, Tennessee. The said Troy G. Gifford as set out on the prior deed being the same person identified as Troy Glenn Gifford in the divorce decree, and the said Karyn L. Gifford as set out on the prior deed being the same person identified as Karyn Leigh Gifford in the divorce decree. Troy G. Gifford and Karyn L. Gifford have since divorced.

This is improved property known as 4188 Knipfer Road, Joelton, Tennessee 37080.

Witness my signature this date: 6-17-16

Karyn L. Gifford

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, the within named **Karyn L. Gifford**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal this date: June 17, 2016

Notary Public

JILL A. BIRGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: February 19, 2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: June 17, 2016

Notary Public

JILL A. BIRGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: February 19, 2020