THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

BILL GARRETT, Davidson County
Trans:T20160082286 DEEDQC
Recvd: 09/20/16 09:40 2 pgs
Fees:12.00 Taxes:0.00
20160920-0098705

ADDRESS NEW OWNER: **ASHLEY NICOLE GILLARD**
401C N. 17th Street
Nashville, TN 37206

Send Tax Bills to: **Wells Fargo**
2701 Wells Fargo Way
Minneapolis, MN 55467

MAP AND PARCEL: **083 10 0 375.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of ASHLEY NICOLE GILLARD V. ROBERT RYAN BERGER, in the Fourth Circuit Court of Davidson County, Docket No. 16D-443, the receipt of which is hereby acknowledged, ROBERT RYAN BERGER, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto ASHLEY NICOLE GILLARD, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 200, on the Map of McEwen Place, as of record in Plat Book 332 page 133, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular of said property.

This the same description as in the previous deed of record

Being the same property conveyed to ASHLEY NICOLE GILLARD AND ROBERT RYAN BERGER, by Warranty Deed dated September 8, 2015, and recorded September 10, 2015 from WADE BARNES, and filed of record in Instrument No. 20150910-0091909, Register's Office for Davidson county, Tennessee.

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

This is improved property, known as 401C N. 17th Street, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the 23 day of August, 2016.

ROBERT RYAN BERGER

STATE OF MISSOURI)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Ryan Berger, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Kansas City, Missouri this the 23 day of August, 2016.

NOTARY PUBLIC

My Commission Expires:

12-18-2016

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.

PAM EVELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Dec 18, 2016
Commission # 12428323