BILL GARRETT, Davidson County
Trans:T20160089128 DEEDQC
Recvd: 10/10/16 15:52 2 pgs
Fees:12.00 Taxes:0.00
20161010-0106962

Prepared By and When Recorded Return to:

NEAL & HARWELL, PLC
150 4TH AVENUE, NORTH
SUITE 2000
NASHVILLE, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills to:	Map Parcel Numbers
Caroline E. Rigsby 1235 4th Avenue N. Nashville, TN 37208	**Same**	082090Q02000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **John Stuart MacLean**, the Grantor, by these presents does hereby quitclaim and convey unto **Caroline E. Rigsby**, her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Unit No. 1235 as set forth in the Master Deed establishing a horizontal property regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, and Instrument No. 20130718-0074552, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "A" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.
>
> Being a portion of the same property conveyed to Nashten, LLC, a Tennessee limited liability company by Special Warranty Deed from Cadence Bank, N.A. of record in Instrument No. 20101228-0102594, Register's Office for Davidson County, Tennessee, dated 12/23/2010 and recorded on 12/28/2010 and by Quitclaim Deed in Instrument No. 20101228-0102595, and from Nashten, LLC, a Tennessee limited liability company to John S. MacLean, Unmarried, by Special Warranty Deed in Instrument No. 20131021-0109750 said Register's Office.

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

This is improved property known as 1235 4th Avenue N., Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, encumbrances as may affect the premises.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 23 day of September, 2016.

JOHN S. MacLEAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **JOHN S. MacLEAN**, 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 this 23rd day of September, 2016.

Notary Public

My commission expires: 03/28/2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a ***Final Decree of Divorce and Marital Dissolution Agreement*** in the case styled ***Caroline Elizabeth Rigsby v. John S. MacLean***, Docket No. 16D946, Circuit Court for Davidson County, Tennessee at Nashville.

JOHN S. MacLEAN, Affiant

Subscribed and sworn before me, this 23rd day of September, 2016.

Notary Public

My commission expires:

03/28/2020

{DOCS/00735/18942/01743127.DOC }

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