Prepared by and Returnable to:
Megan Williams, Esq.
Cordell & Cordell, P.C.
810 Crescent Centre Dr. Suite 160
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160093646 DEEDQC
Recvd: 10/24/16 13:33 2 pgs
Fees:12.00 Taxes:0.00
20161024-0112136

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
William D. Richie 1009 Langley Court Brentwood, TN 37027	New Owner	171030A14800CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce executed in that certain case styled **JULIE ANNE GALLAGHER v. WILLIAM DONALD RICHIE**, Davidson County Third Circuit Court, Case No. 15D-1804. Accordingly, **JULIE A. GALLAGHER (also known as Julie Anne Gallagher)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **WILLIAM D. RICHIE (also known as William Donald Richie)**, his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot 90, SECTION 6A, FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to William D. Richie and Julie A. Gallagher, by Warranty Deed from Thomas C. Ewing and wife, Deanna K. Raih, dated June 14, 2013, and recorded on June 18, 2013, in Instrument No. 20130618-0062289, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1009 Langley Court, Brentwood, Tennessee 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of August, 2016.

Grantor:

JULIE A. GALLAGHER

STATE OF TENNESSEE
COUNTY OF Cheatham.

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JULIE A. GALLAGHER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2016.

NOTARY PUBLIC

REBECCA JO ANDERSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 11/26/2017

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Final Decree of Divorce in that certain case styled JULIE ANNE GALLAGHER v. WILLIAM DONALD RICHIE, Davidson County Third Circuit Court, Case No. 15D-1804, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this 8th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 11/06/2017

KIMBERLY AYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2017