This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Jeanette W. Buchanan
447 Monticello Street
Nashville, TN 37207

Send tax bills to:
Same

Map-parcel numbers:
71-1-A-30.00CO

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2016CV185 and for the express purpose of creating a fee simple absolute title in my former Wife, JEANETTE W. BUCHANAN, (hereinafter called "GRANTEE"), I, DAVID BUCHANAN, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, JEANETTE W. BUCHANAN, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, THE WOODS AT MONTICELLO, PHASE 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20091216-0114519, 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 JEANETTE W. BUCHANAN, and Husband, DAVID BUCHANAN (previously listed in error as DAVIE BUCHANAN), by deed from A BETTER HOUSE, INC., A TENNESSEE CORPORATION in instrument number 20120823-0075706, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT RECORDED IN INSTRUMENT NO. 20091216-0114519; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20090528-0049122; HOA CHARTER OF RECORD IN INSTRUMENT 20091216-0049581; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 10183, PAGE 217; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGE FACILITIES OF RECORD IN INSTRUMENT NO. 20090505-0040906; EASEMENT OF RECORD IN BOOK 4297, PAGE 397, AND EASEMENT AND RIGHT OF WAY OF RECORD IN BOOK 4297, PAGE 397, AND EASEMENT AND RIGHT OF WAY OR RECORD INSTRUMENT NO. 20040308-0026393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as 447 Monticello Street, Nashville, TN 37207.

This legal description is the same as the previous deed of record.

BILL GARRETT, Davidson County
Trans:T20160093782 DEEDQC
Recvd: 10/24/16 15:19 2 pgs
Fees:12.00 Taxes:0.00
20161024-0112313

AND NOW, THEREFORE, I, the said DAVID BUCHANANGrantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, JEANETTE W. BUCHANAN, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 1st day of May, 2016.

DAVID BUCHANAN

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

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Kim Owens, a Notary Public in and for said County and State, DAVID BUCHANAN, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2016.

Notary Public My commission expires: Aug 20, 2019

KIMBERLY Y OWENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Aug 20, 2019

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

DAVID BUCHANAN

Subscribed and sworn to before me this 1st day of May, 2016.

Notary Public My commission expires: Aug 20, 2019

KIMBERLY Y OWENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Aug 20, 2019