This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
SUZANNE DOROTHY FISCHBACH

TO:
THOMAS PETER FISCHBACH

BILL GARRETT, Davidson County
Trans:T20160097108 DEEDQC
Recvd: 11/02/16 14:58 3 pgs
Fees:17.00 Taxes:0.00
20161102-0116066

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Thomas Peter Fischbach 416 35th Avenue North Nashville, TN 37209	Franklin American Mortgage 6100 Tower Circle, Suite 600 Franklin, TN 37067	092090P00100CO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery for Williamson County, Tennessee, Docket No. 45137**

Thomas Peter Fischbach
THOMAS PETER FISCHBACH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th, DAY OF September, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/18

(AFFIX SEAL)

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **SUZANNE DOROTHY FISCHBACH** do here by Quitclaim to **THOMAS PETER FISCHBACH** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land situated in Davidson County, Tennessee, being 416, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3326 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150304-0019120, in the Register's Office for Davidson County, Tennessee, with a Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Grantland Hammond, a married man, by Warranty Deed to Thomas P. Fischbach, a married man, by Instrument No. 20160405-0032126, Register's Office for Davidson County, Tennessee.

This is improved real property located at 416 35th Avenue North, Nashville, TN 37209.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket No. 45137.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14 day of Sept, 2016.

SUZANNE DOROTHY FISCHBACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUZANNE DOROTHY FISCHBACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 14th day of September, 2016.

Notary Public

My Commission Expires: 01/09/18

JENNIFER B. KAMPA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY