QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me on this 22 day of December, 2016.

Notary Public

My Commission Expires: 3/17/2020

DIANA M ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-17-2020

BILL GARRETT, Davidson County
Trans:T20160113210 DEEDQC
Recvd: 12/22/16 16:22 2 pgs
Fees:12.00 Taxes:0.00
20161222-0135058

This Instrument Was Prepared By:
David L. King, Attorney, 1201A 7th Avenue North; Nashville, Tennessee 37208.
Based on Information provided by the Register's Office for Davidson County

Address New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Amy M. Flatt	New South Federal Savings Bank	061-07
912 Broadmoor Drive	210 Automation Way	108
Nashville, TN 37216	Birmingham, Alabama 35283-0180	

KNOW ALL MEN BY THESE PRESENTS that I, **MARCUS W. FLATT**, for and in consideration of the sum of zero dollars, and pursuant to a final decree of divorce being case #09D-2360 in the Eighth Circuit Court for Davidson County, Tennessee, have bargained and hereby remise, release and forever quitclaim right, title and interest in and to the following described property located in Davidson County, State of Tennessee to **AMY M. FLATT**:

Land in Davidson County, Tennessee described to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "E" on the Map of Broadmoor, of record in Book 547, Pages 161 and 152, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Brooks, Sr. and Julia B. McConnell, tenants in common by Warranty Deed from Ruby Brooks of record in Book 8876, page 33, Register's Office for Davidson County, TN.

Thereafter, Elaine R. Brooks and Frank W. McConnell joined in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This being the same property conveyed to Marcus W. Flatt by Warranty Deed from James W. Brooks and Elaine R. Brooks, being Husband and Wife, and Julie B. McConnell and Frank W. McConnell, being Wife and Husband of record as instrument #20030620-005561.

The conveyance of the above-described parcel of land is subject to all existing restrictions and easements of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Taxes which have been prorated and assumed by Grantor; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

This is improved property located at 912 Broadmoor Drive, Nashville, Tennessee, 37216.

In witness whereof, Marcus W. Flatt has signed and executed this quitclaim deed on this day and date below:

MARCUS W. FLATT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Diana M. Almeida, a Notary Public in and for said County and State, the within named Marcus W. Flatt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 22 day of December 2016.

NOTARY PUBLIC

My Commission Expires: 3/17/2020

DIANA M ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-17-2020