BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
20170202-0011402

This Instrument Prepared By:
Jacob R. Nemer, Esq.
Lindsey + Amonette, PLLC
One American Center
3100 West End Avenue, Suite 860
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL ID NO.
Heidi S. Leming 9005 Macauley Lane Nolensville, Tennessee 37135	Heidi S. Leming 9005 Macauley Lane Nolensville, Tennessee 37135	186040A09200CO

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to Tenn. Code Ann. § 67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Marcus James Leming** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Heidi S. Leming** (hereinafter "Grantee"), any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 136, FINAL PLAT, BURKITT PLACE, PHASE 1B, SECTION 1, as shown on plat of record Instrument No. 20061109-0139669, 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 Jonathan Frost and wife, Shannon Williams Frost by Warranty Deed from Celebration Homes, LLC, recorded on the 13th day of February, 2008, in Instrument No. 20080213-0014372, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marcus James Leming and Heidi S. Leming, Husband and Wife, by Warranty Deed from Jonathan Frost and wife, Shannon Williams Frost, recorded on the 26th day of August, 2014, in Instrument No. 20140826-0077617, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BURKITT PLACE, PHASE 1B, SECTION 1, as recorded in Instrument No. 20061109-0139669 and PUD Boundary Plat recorded in Instrument No. 20050920-0113225.

Covenants, Conditions, and Restrictions recorded in Instrument Nos. 20060306-0025388 and 20070202-0014304.

Easement for Utilities, recorded in Instrument No. 20070724-0087694.

Easement Agreement recorded at Instrument No. 20060317-0030915.

Easement for Right-of-Way, recorded in Instrument No. 20061109-0139669.

Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easements, recorded in Book 3678, Page 723.

Warranty Deed to the State of Tennessee with respect to a project by the Tennessee Department of Transportation recorded in Book 1481, Page 273.

Easement and Contribution Agreement recorded in Instrument No. 20050816-0096915.

Inspection and Maintenance Agreement recorded in Instrument No. 20070724-0087659.

Stormwater Detention Agreement recorded in Instrument No. 20050706-0077438.

Cemetery located on the property as described in deed from Bert Elmer Cochran and wife, Leslie Carroll Cochran to B.H. McFarlin and wife, Evie E. McFarlin, of record in Book 112, Page 184, ROWC, and access thereto and rights of the general public with respect to said cemetery.

All matters shown on a survey prepared by Crawford Land Surveyors, P.C., TN RLS No. 2351, dated January 31, 2005, last revised August 1, 2005, Job No. 04174-5(1).

This is improved property located at 9005 Macauley Lane, Nolensville, Tennessee 37135.

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto, to Grantee, its successors, heirs and assigns, forever~~. ML

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

MARCUS JAMES LEMING

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 23rd day of January, 2017.

MARCUS JAMES LEMING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcus James Leming, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 7/6/20

JACOB R. NEMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020