THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170011088 DEEDQC
Recvd: 02/06/17 15:45 1 pgs
Fees:12.00 Taxes:0.00
20170206-0012687

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shane E. Wilson 1345 Bell Road, Unit 308 Antioch, Tennessee 37013	Franklin American Mortgage Co. 501 Corporate Center, suite 400 Franklin, TN 37067	162-12-OB-006.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MIRANDA L. WILSON**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SHANE E. WILSON**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 2C, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Shane E. Wilson and Miranda L. Wilson, husband and wife, by Warranty Deed, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041007-0121392, recorded 10/7/2004, Register's Office for Davidson County, Tennessee. Shane E. Wilson and Miranda L. Wilson are now divorced.

This is improved property known as **1345 Bell Road, Unit 308, Antioch, Tennessee 37013.**

Witness my hand this 21 day of **January, 2017**:

Miranda L. Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MIRANDA L. WILSON**, the 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 and official seal, this 21 day of January, 2017:

Notary Public

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12·12·20

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).