Subject Property: **Map #:** 135-14-0-C **Group #:** _____ **Parcel #:** 002.00CO

Property Address:

New Owner: Dawn Michelle Waterfield
Address: 705 Vanguard Place
Antioch, Tennessee 37013

Send Tax Bill to:
Same address

This instrument was prepared by: **Russ Heldman,** Attorney at Law
218 Fourth Avenue, North
Franklin, TN 37064
(615) 599-9420 Facsimile (615) 599-9421

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on March 8, 2016, Case Number 13D-863 styled *David Ray Waterfield Jr., v. Dawn Michelle Waterfield*, Fourth Circuit Court for Davidson County, Tennessee, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **David Ray Waterfield Jr.**, an unmarried person, does hereby quitclaim, transfer and convey to **Dawn Michelle Waterfield**, an unmarried person, his heirs, successors and assigns, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
> Being the same property conveyed to Dawn M. Lundy, unmarried, by Warranty Deed dated June 24, 1996, from Ransom Village, Inc., record in Book 10100, Page 879, Register's Office for Davidson County, Tennessee. Dawn M. Lundy having since married and is now known as Dawn M. Waterfield.
> This is property with a common address of 705 Vanguard Place, Antioch, TN 37013.

IN WITNESS WHEREOF I have hereunto set my hand this 10th day of JAN ~~2016~~ 2017

DAVID RAY WATERFIELD

BILL GARRETT, Davidson County
Trans:T20170011687 DEEDQC
Recvd: 02/08/17 12:43 2 pgs
Fees:12.00 Taxes:0.00
20170208-0013303

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Ray Waterfield**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January ~~, 2016.~~ 2017

NOTARY PUBLIC

05/08/2017
My Commission Expires

JEREMY JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 8, 2017

STATE OF TENNESSEE)
COUNTY OF _____)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated. This conveyance is made pursuant to T.C.A. 67-4-409(a)(3)(E) for the purpose of adjusting the property rights between divorcing parties.

Affiant

Sworn to and subscribed before me this _____ day of _____, 2016.

NOTARY PUBLIC

My commission expires

The actual consideration or value, whichever is greater, is $0.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
8th Day of February, 2017.
, Deputy Register