BILL GARRETT, Davidson County
Trans:T20170017058 DEEDQC
Recvd: 02/27/17 15:16 3 pgs
Fees:17.00 Taxes:0.00
20170227-0019490

This instrument was prepared by: **M. Todd Sandahl**, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: **Map#: 128160A08100CO** **Parcel #:**
Property Address: 225 Still Spring Hollow Court, Nashville, TN 37221

New Owner: Jessica Combs Thomas
Address: 225 Still Spring Hollow Court
Nashville, TN 37221

Send Tax Bill To:
Jessica Combs Thomas
225 Still Spring Hollow Court
Nashville, TN 37221

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 February 8, 2017, Davidson County, Nashville, Tennessee, Fourth Circuit Court, Case Number 16D1991, and for good and valuable consideration, and no monetary consideration, I, **Billy Ray Thomas**, hereby quitclaim and convey to **Jessica Combs Thomas**, 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 all of Lot No. 27, on the Final plat, Phase 3, Section 1, Still Springs Ridge, plat of record in Instrument 200807100071072, in the 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 Jessica Thomas and Billy Thomas, wife and husband from Delamar Homes, LLC by Warranty Deed October 24, 2014 record in Instrument 20141029-0099780, register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

All matters as set forth per plat of record in Instrument 200807100071072, boundary survey in Book 9700, Page 276, boundary survey in Instrument 200708140097044, as corrected in Instrument 200709120109602, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200806260065754, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200709250114135 and Instrument 200801170005525, Said Register's Office.

Property Modifications of record in Instrument 200806250065525, said Register's Office.

County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable 2014 Property taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 225 Still Spring Hollow Court, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand this 22nd day of February, 2017.

Billy Ray Thomas

This is improved property, known as 225 Still Spring Hollow Court, Nashville, TN 37221.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of February, 2017.

NOTARY PUBLIC

My Commission Expires 5/22/17

JULIE MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Billy Ray Thomas

Billy Ray Thomas

Sworn to and subscribed before me this 22nd day of February, 2017.

NOTARY PUBLIC

My Commission Expires 5/22/17

JULIE MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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