THIS INSTRUMENT WAS PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20170019605 DEEDQC
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Fees:17.00 Taxes:0.00
20170307-0022517

STATE OF TENNESSEE)
COUNTY OF Williamson)

This conveyance is made pursuant to T.C.A. § 67-4-409(a)(3)(E) for the purpose of terminating a tenancy by the entireties by virtue of a divorce.

Affiant

Sworn and subscribed before me this the 6th day of March, 2017.

Notary Public

My commission expires: 10-19-2020

LINDSEY T. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map and Parcel No.
JAMES G. WALL, JR. 3057 BLUFFHOLLOW GAP CANE RIDGE, TN 37013	**SWBC Mortgage Corporation 5055 Maryland Way, Suite 200 Brentwood, TN 37211**	**173-08-0A-122.00**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

THIS INDENTURE, made the 6th day of March, 2017, between **ALLYSON KENT WALL** Grantor") of the County of Davidson, State of Tennessee, and **JAMES GARLAND WALL, JR.** ("Grantee") of the County of Davidson, State of Tennessee (and their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Pursuant to the Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered by the Third Circuit Court for Davidson County, Tennessee, in Case No. 17D75, styled ***James Garland Wall, Jr., v. Allyson Kent Wall,*** **ALLYSON KENT WALL,** for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto **JAMES GARLAND WALL, JR.** all of her right, title and interest in and to the following described real estate, situated and being located in Davidson County, Tennessee:

> BEING Lot No. 104, Deer Valley, Section Four, a Cluster Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James G. Wall, Jr., and Allyson K. Wall, husband and wife, by Warranty Deed on June 20, 2014, of record in Instrument Number 20140630-0056972, Register's Office for Davidson County, Tennessee, from Lake Forest Homes, Inc., a Tennessee corporation.

The property is subject to any and all existing easements and restrictions, as shown of record, including the following:

1. Subject to all matters as shown on the Plan of records in Instrument Number 20061012-0126729.

2. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.

4. Easements of record in Instrument Numbers 20001205-0119205; 20001205-0119206; 20040224-0020945; 20021212-0153692; 20070807-0093758 and Book 222, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as 3057 Bluffhollow Gap, Cane Ridge, Tennessee 37013.

This transfer is made pursuant to the provisions of Section 66-1-110, Tenn. Code Ann., and for the express purpose of terminating a tenancy by the entirety in and to the above-described property, so that title to said property is hereby vested solely in JAMES G. WALL, JR.

WITNESS my hand this the 6 day of March, 2017.

Allyson Kent Wall

ALLYSON KENT WALL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said location, ALLYSON KENT WALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal at 5801 Nolensville Pk. Nash, TN, this 6 day of March AD 2017.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 8/14/2020