This instrument prepared by:
Stephanie Messer, esq.
219 B Blue Hills Dr.
Nashville, Tennessee 37214

BILL GARRETT, Davidson County
Trans:T20170027933 DEEDQC
Recvd: 04/03/17 13:57 3 pgs
Fees:17.00 Taxes:0.00
20170403-0032311

The actual consideration and value whichever is greater for this transfer is $ -0-.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson
Sworn to and subscribed before me
This 30 day of March, ~~2016~~ 2017

NOTARY PUBLIC

My Commission expires: 9-11-17

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	Send tax bills to:	Map & Parcel No.
Lester c. Cole 404 River Creek Court Old Hickory, Tennessee 37138	SAME	**053-06-0A-090.00**

FOR AND IN CONSIDERATION of Ten Dollars and No/100 ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and purpose therefore is settlement in an action for divorce and for the express purpose of creating a fee simple, I, Deborah A. Cole, by these presents, do hereby quitclaim and convey unto Lester C. Cole all my right, title and interest of every kind and description in the hereinbelow described lot, piece or parcel of land, situate, lying and being in the county of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90, on the PLAN OF PHASE 2, WATERFORD, as shown by plat of record in Plat Book 7900, Pages 412-412, of the Register's Office of 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 Renea L. Perron, unmarried and Brenda J. Stacey, unmarried as joint tenants with right of survivorship by Warranty Deed from Kenneth E. Lynn and wife, Denise R. Lynn, dated October 15, 1997, and of record in Book 10650, Page 930, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County.

QuitClaim to Homeowner's Association for Common Area as shown of record in Book 8715, Page 590, Register's Office for said County.

By-Laws as shown of record in Book 8715, Page 583, Register's Office for said County.

Restrictive Covenants of record in Book 8694, Page 216 and Book 8699, Page 462, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Grantee shall be liable for any and all taxes associated with said real property described hereinabove.

Grantor, Deborah A. Cole, hereby conveys to Grantee, Lester C. Cole, all interest she may have in the hereinabove described property in fee simple, without exception.

Source of Title for Grantor is Instrument No. 20071003-0117793.

IN WITNESS HEREOF, I have executed the foregoing quitclaim deed on this the 31 day of May, 2016.

MAURINE NICOLE HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 6, 2017

Deborah A. Cole, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and State, Deborah A. Cole, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

The actual consideration for this transfer of real property by Quitclaim Deed is as part of a divorce settlement in Davidson County, Tennessee bearing docket No.: 15D-264.

Witness my hand and official seal at Nashville, Tennessee, this the 31 day of May, 2016.

Maurine Michele Hall
NOTARY PUBLIC
My Commission Expires: 11-6-2017

Grantor's Address:

Deborah A. Cole
3517 Crystal Spring Lane
Hermitage, Tennessee 37076

MAURINE MICHELE HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 6, 2017

Grantee's Address:

Lester C. Cole
404 River Creek Court
Old Hickory, Tennessee 37138