THIS INSTRUMENT PREPARED BY:

The Cain Law Group
Yvette V. Cain, Attorney
Quorum Financial Center
4121 Clarksville Pike, Suite 12
Nashville, Tennessee 37218

State of Tennessee
County of Davidson
The Actual consideration or value whichever is greater for this transfer is -0-

AFFIANT
Subscribed and sworn before me this ___ day of August, 2016

NOTARY
My commission Expires

QUIT CLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL TO:	MAP &PARCEL NO.
JANET BATTLE ROLSTON	SAME	91-2
2605 Albion Street		233.00
Nashville, TN 37208		

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION for the sum of One dollar, and for the express purpose of dividing property between spouses in a divorce action in the Fourth Circuit Court for Davidson County, Tennessee, docket # 14-D-1048, pursuant to the Property Settlement Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property to Janet Battle Rolston: I, Walter Rolston (hereinafter referred to as Grantor) by these presents do hereby quitclaim, transfer and convey all of my right, title, equity, and interest unto Janet Battle Rolston, (hereinafter referred to as Grantee) her successors and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEING LOT NO.186, Block 11, on the plan of Hefferman Place Subdivision, of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Janet Battle by Warranty Deed from William Patton, Jr., of record in Instrument Number 20051003-0118614, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2605 Albion, St., Nashville, Tennessee 37208. This property is conveyed subject to such limitations, restrictions, encumbrance, easements or deeds of trust which may appear of record.

WITNESS my hand and seal this 4 day of ~~August, 2016~~ Jan, 2017

Walter Rolston
WALTER ROLSTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Walter Rolston, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal in said county at ~~Nashville, Tennessee~~ JEFFERSON, ALABAMA this the _____ day of ~~August, 2016~~ JANUARY 4, 2017

Notary Public Carolyn Denise Little Commission Expires _____

MY COMMISSION EXPIRES JULY 20, 2020

BILL GARRETT, Davidson County
Trans:T20170031315 DEEDQC
Recvd: 04/13/17 12:51 1 pgs
Fees:12.00 Taxes:0.00
20170413-0036292