THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170040349 DEEDQC
Recvd: 05/11/17 13:45 2 pgs
Fees:12.00 Taxes:0.00
20170511-0046943

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amy Moore and Billy J. Estes 705 N. Graycroft Avenue Madison, TN 37115	Same as Owner	042 07 0 043.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew Moore**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Amy Moore**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977 as follows:

Beginning at a point on the westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40; thence running with the line between said lots westwardly 210.8 f□et to a point; thence northwardly 2.5 feet; thence westwardly 178.06 feet to a point; thence southwardly 118.31 feet to a point; thence eastwardly 416.63 feet to a point in the westerly side of Graycroft Avenue; thence running with the margin of said avenue, 115.0 feet to the point of beginning.

Being the same property conveyed to Matthew Moore and wife, Amy Moore, and Billy J. Estes, as tenants in common with right of survivorship, by Warranty Deed from Jamie Dent, unmarried, as filed on 10/30/20014, at Instrument No. 20141030-0100091, Davidson County Register of Deeds.

This is executed and filed pursuant to Final Decree of Divorce in the matter of Matthew Lee Moore vs. Amy Moore, Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 16D744.

This is property commonly known as 705 N. Graycroft Avenue, Madison, TN 37115.

Witness my hand this 26 day of April, **2017**:

Matthew Moore

STATE OF TENNESSEE

COUNTY OF TN

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

Witness my hand and official seal, this 26 day of April, **2017**:

Holly D. King
Notary Public

My Commission Expires: 1-12-20

HOLLY D. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires January 12, 2020