This instrument prepared by:

Brian O. Bowker, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:	**Send tax bills to:**	**Map-parcel numbers:**
Lucindy A. Waggoner	Same	Map 50-6
3421 Moonlight Drive		Parcel 69
Nashville, TN 37207		

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2017-CV-295, and for the express purpose of creating a fee simple absolute title in my former Wife, Lucindy A. Waggoner, (hereinafter called "GRANTEE"), I, Phillip Waggoner, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Lucindy A. Waggoner, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Village by the Creek, Section Twelve, as of record in Plat Book 6900, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made For a more complete description.

Being the same property conveyed to Phillip Waggoner and Wife, Lucindy A. Waggoner by deed from Universal Builders, LLC, in Instrument No. 20010920-0102148, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3421 Moonlight Drive, Nashville, TN 37207.

This legal description is the same as the previous deed of record.

AND NOW, THEREFORE, I, the said PHILLIP WAGGONER, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Lucindy A. Waggoner, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Bill Garrett Davidson County
Batch# 30788 DEEDQC
11/29/2017 08:53:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171129-0121497

Witness my hand this 19 day of Sept, 2017.

PHILLIP WAGGONER

The actual consideration of value, whichever is greater, for this transfer is $ Ø.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Rita R. Douglas, a Notary Public in and for said County and State, PHILLIP WAGGONER, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

RITA R. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 19 day of Sept, 2017.

Notary Public My commission expires: 05-06-2019

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

PHILLIP WAGGONER

Subscribed and sworn to before me this 19 day of Sept, 2017.

Notary Public My commission expires: 05-06-2019

RITA R. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY