File Box
243

This instrument is prepared from information provided by the parties.
This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

Davidson County DEEDQC
Recvd: 12/17/07 09:23 2 pgs
Fees:12.00 Taxes:0.00
20071217-0144274

ADDRESS NEW OWNER:
Michael A. Chiafuio, Jr.
808 Percy Arms Street
Las Vegas, NV 89138

SEND TAX BILL:

Countrywide Tax Service
7105 Corporate Drive
Plano, TX 75024

MAP AND PARCEL:

MAP	173
GROUP	10-A-0
PARCEL	34.00 CO

STATE OF NEVADA)
COUNTY OF Clark)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 12th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 10/3/2008

NICK COHEN
Notary Public - State of Nevada
No. 04-92[illegible]-1
My appt. exp. Oct. 13, 2008

QUITCLAIM DEED

We, **Patrick W. Tynan, a married man,** hereby Quitclaims an one-half (½) undivided interest to **Michael A. Chiafuio, Jr.,** his heirs and assigns, as tenants in common, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 109 on the Plan of the Final Plat of Phase One Barnes Bend Estates, of record in Instr. No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the Patrick W. Tynan by deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instr. No. 20061103-0136904, Register's Office for Davidson County, Tennessee. This is not nor has it ever been the primary residence of Patrick W. Tynan.

This is improved properties known as 3049 Barnes Bend Drive, Antioch, TN 37013.

This is the same legal description as in previous instruments of record.

This conveyance is subject to 2007 and subsequent years taxes; all matters as set out on the plan of record in Instr. No. 20050802-0090369; Declaration of Covenants, Conditions and Restriction of record in Instr. No. 20050524-0058309; sanitary sewer and/or storm drainage easement of record in Instr. No. 20040413-0041473; the Deeds of Trust of record in Instr. No. 20061103-0136905, and Instr. No. 20061103-0136906, said Register's Office; the assessment of homeowners association fees; rights and claims of parties in possession and to any and all leases not of record.

And now Patrick W. Tynan, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey one-half (½) undivided interest unto the said Michael A. Chiafuio, Jr., his heirs and assigns, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12TH day of December, 2007.

Patrick W. Tynan

STATE OF NEVADA)
COUNTY OF Clark)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick W. Tynan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 12TH day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 12/13/2008

NICK CONKLIN
Notary Public State of Nevada
No. 94-[illegible]-1
My appt. exp. Oct. 13, 2008