Davidson County DEEDQC
Recvd: 06/28/10 14:46 5 pgs
Fees:27.00 Taxes:0.00
20100628-0050349

QUITCLAIM DEED

MAIL RECORDED DEED TO:

J. RONALD HERSHBERGER
THOITS, LOVE, HERSHBERGER & MCLEAN
285 HAMILTON AVENUE, SUITE 300
PALO ALTO, CA 94301

OWNER (SEND TAX BILLS TO):

ROBERT K. MCFADDEN AND JOAN K. MCFADDEN, TRUSTEES
25840 VINEDO LANE
LOS ALTOS, CA 94022

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOAN K. MCFADDEN and ROBERT K. MCFADDEN, wife and husband (herein, "Grantor"), whose address is 25840 Vinedo Lane, Los Altos, CA 94022, hereby bargains, sells, remises, releases, quit claims and conveys to ROBERT K. MCFADDEN AND JOAN K. MCFADDEN, Trustees, or any successors in trust, under THE MCFADDEN LIVING TRUST dated September 22, 1983 and any amendments thereto (herein, "Grantee"), whose address is 25840 Vinedo Lane, Los Altos, CA 94022, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

WITNESS my hand and seal this 6th day of April, 2010.

GRANTOR:

Joan K. McFadden

Robert K. McFadden

PIN NO: 174-11-0A-548.00-C

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
C/O U.S. DEEDS
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. McFadden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2010.

[Affix Notary Seal]



Rosie Herrera
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-23-10

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert K. McFadden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2010.

[Affix Notary Seal]



Rosie Herrera
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-23-10

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Clara

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature Robert K McFadden, Trustee
Robert K. McFadden, Trustee

Subscribed and sworn to under oath before me, this 6th day of April, 2010.

[Affix Notary Seal]

Rosie Herrera
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-23-10

MCG1 ROSIE HERRERA
COMM. #1670412
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES JUNE 23, 2010 MCG1

EXHIBIT A

[Legal Description]

Being Lot no. 127 of Cane Ridge Farms subdivision, Phase 3, Section 1, s shown on plat of record in Instrument No. 20070703-0079200, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Cane Ridge Farms, LLC, by Warranty Deed, from JL Investments, LLC, a Tennessee limited liability company, dated 04/13/99 of record in Book 11431, Page 163, and being further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed, from Cane Ridge Farms, LLC, a Tennessee limited liability company, dated 07/10/07 of record in Instrument No. 20070730-0089950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Restrictions of record in Instrument No. 20000905-0087103 amended in 2001204-0119093, 20010815-0088370, 20040319-0031603 and 20041102-0131848; Detention Maintenance Agreement of record in Instrument No. 20070130-0012097 and 20050825-0101604; ROW at 20060607-0067535; Easement to United Telephone Company to Construct and Maintain a Remote Terminal Cabinet in Instrument No. 20020123-0009340; Easement for Transmission Line in Book 4428, Page 565; Easement for Utilities in Book 5078, Page 476; Conveyance of Common Areas of record in Instrument No. 20010815-0088361; Homeowner's Charter of record in 20010815-0088360; All matters shown on the plat of record in Instrument No 20070703-0079200 (per plat, this 'supersedes, vacates and voids plat at 20070525-0062643);; all in the Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20080418-0039384 on April 18, 2008.

PIN NO: 174-11-0A-548.00-C

STREET ADDRESS:

2041 Leefield Drive, Antioch, TN 37013

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any tax may have been calculated.

True Copy Certification

I, Shelley Bryant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelley Bryant
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Holly Wathen, a notary public for this county and state, [Shelley Bryant] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Holly Wathen
Notary's Signature

My Commission Expires: 9/6/13
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA
HOLLY WATHEN
MY COMMISSION # DD 917686
EXPIRES: September 6, 2013
Bonded Thru Budget Notary Services