BILL GARRETT, Davidson County
Trans:T20100079392 DEEDQC
Recvd: 12/17/10 08:28 2 pgs
Fees:12.00 Taxes:0.00
20101217-0100281

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2010

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

BECKY McCLENAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN TITLE & ESCROW, LLC 6 Cadillac Dr Ste 190 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Beard and wife, Keisha Gardner Beard	Gregory L Beard & Keisha Gardner Beard	82-16-B-201.00CO
(NAME) 52 Vaughns Gap Rd	(NAME) 52 Vaughns Gap Rd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEISHA GARDNER CLEMMONS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GREGORY L. BEARD AND WIFE, KEISHA GARDNER BEARD,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 201 of Russell Street Commons II Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, togetherwith Storage Room 201 and Parking Space 202 and the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed, of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street, Commons, II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete identification and description of said Unit. Said Russell Street Commons I, also being shown as Lot No. 2 on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Keisha Gardner Clemmons, unmarried by deed from Mollie Francis Dove, unmarried of record in Book 9469, page 807, Register's Office for Davidson County, Tennessee.

KEISHA GARDNER CLEMMONS AND KEISHA GARDNER BEARD ARE ONE AND THE SAME PERSON

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ■ property, known as 937 Russell Street, Unit 11 a/k/a Unit 201, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singularnumber shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 15th day of December, 2010.

Keisha Gardner Clemmons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged tha he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2010

Commission expires: 9/3/12

Notary Public

BECKY MCILWAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN