QUITCLAIM DEED

Prepared By: John G. Doak, Sr., Attorney No. 2343, 2525 Lebanon Pike, Building A, Nashville, TN 37214-2414
From Unverified Information

BILL GARRETT, Davidson County
Trans:T20110012211 DEEDQC
Recvd: 03/01/11 10:33 1 pgs
Fees:12.00 Taxes:0.00
20110301-0016318

GRANTOR(S): JOANN BROOKS A SINGLE PERSON
Grantee(s): Richard J. Barr, a single Person
Address of Property 422 Hunter Place Hermitage TN 37076

Send Tax Bills To: Richard J. Barr
Address 422 Hunter Place Hermitage TN 37076

Map & Parcel 64-12-0-A-422

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $None (to dissolve a Joint tenancy with right of Survivorship)

Richard J. Barr
Affiant

Sworn to and subscribed before me on 2/28/2011

John G. Doak
Notary Public

Commission Expires: 11/07/2012

JOHN G. DOAK SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and for the purpose of dissolving a Joint Tenancy With Right of Survivorship, Grantor, JoAnn Brooks a single person hereby quitclaims, transfer, and conveys whatever right, title, and/or interest Grantor has in or to the following described real property, to Grantee, his heirs, successors, and assigns:

Land in Davidson County, Tennessee, being Unit No. 422, on the Plan of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1. Condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101et seq. of the Tennessee Code A notated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed in Book 5535, Page 713; corrected in Book 5895, Page 5 , and second Deed of Correction in Book 5936, Page 301 and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, amended in Book 8510, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same real property heretofore conveyed to JoAnn Brooks a single person and Richard J. Barr, a single person as joint tenants with right of survivorship by Warranty Deed from Myra E. Long, a single person, of record as document ID # 20100510-0035743 in the Registers Office for Davidson County Tennessee.

This is improved real property known as 422 Hunter Place, Hermitage, TN

IN WITNESS WHEREOF GRANTOR HEREBY SETS HER HAND

Grantor JoAnn Brooks Date 2/28/2011

State of Tennessee

Before me, the undersigned, a "Notary Public" in and for Tennessee, personally appeared the within named, JoAnn Brooks, who after furnishing proof of identity, swore to and subscribed the within instrument in my presence, and acknowledged that she had executed said instrument for the purposes stated therein, and as her free act and deed on 2/28/2011

Witness my hand and seal at office in Tennessee, on 2/28/2011

John G. Doak Sr.
Notary Public

My Commission Expires: 11/07/2012

JOHN G. DOAK SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY