PICK-UP

BILL GARRETT, Davidson County
Trans:T20110022053 DEEDQC
Recvd: 04/14/11 10:55 3 pgs
Fees:17.00 Taxes:0.00
20110414-0028821

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, Jr.
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Jesi R. Tallent

TO: Matthew C. Tallent

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Matthew C. Tallent 3009 Glenboro Drive Hermitage, TN 37076-4434	Matthew C. Tallent 3009 Glenboro Drive Hermitage, TN 37076-4434	087-01-0-A 096.00

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Matthew C. Tallent, Affiant

Subscribed and sworn to under oath before me this 1st day of December, 2010.

Notary Public

My Commission Expires: May 2, 2011

MELAINIE W T MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Matthew C. Tallent, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jesi R. Tallent, Grantor, does hereby quitclaim, transfer and convey to Michael C. Tallent, all interest, right and ownership she may have to the following parcel of real estate located in Davidson, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of December, 2010.

Jesi R. Tallent
JESI R. TALLENT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jesi R. Tallent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be Jesi R. Tallent, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 1st day of December, 2010.

Melanie WT Marshall
Notary Public

My Commission Expires: May 2, 2011

MELANIE W T MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 138 on the Plan of Section Two, Chesney Glen, as shown by plat of record in Plat Book 9700, Page 434, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian W. Baskin and Karen L. Baskin, husband and wife, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated April 30, 1999 and of record in Book 11463, Page 493, Register's Office for said County.

Being the same property conveyed to Matthew Cole Tallent and Jesi R. Tallent, husband and wife, by Warranty Deed from Brian W. Baskin and Karen L. Baskin, dated August 15, 2007, and of record in Deed Instrument 20070817-0098428, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 434, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's office for said County.

Quitclaim for Open Space to Homeowner's Association as shown of record in Book 11597, Page 623, Register's Office for said County.

P.U.D. Boundary as shown of record in Book 9700, Page 215, Register's Office for said County.

Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Pages 215 & 217, Book 10469, Page 924, Book 10528, Page 73 and Book 10640, Page 944, Register's Office of said County.

This conveyance is subject to any and all existing easements and restriction of record.

This Deed was created with information provided by Jesi R. Tallent, and without the aid of a title search.