BILL GARRETT, Davidson County
Trans:T20110063871 DEEDQC
Recvd: 10/13/11 08:42 2 pgs
Fees:12.00 Taxes:0.00
20111013-0079480

This Instrument Prepared By: Foundation Title & Escrow LLC
1725 N Mt Juliet Rd
Mt Juliet Tn 37122

QUITCLAIM DEED

NEW OWNER: AND	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Daniel McCarthy Jr	1159 Sydney Terrace	09801009800
Jill A. McCarthy	Mt Juliet Tn 37122	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Blake Berry, Ben Wilson, and Jill A. McCarthy** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Daniel McCarthy Jr and Jill A. McCarthy, husband and wife as joint tenants** GRANTEE, all right, title and interest in the said property listed below:

Being Lot No. 59 on the Plan of Roxborough Subdivision, as shown by plat of record in Plat Book 5200, Page 63, 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. See attached Exhibit A for Derivation Clause.

This is improved property located at **5104 Lana Renee Ct Hermitage Tn 37076.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 30 day of June, 2011.

Blake Berry

Ben Wilson

Jill A. McCarthy

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, the within named Blake Berry, Ben Wilson, and Jill A. McCarthy, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25TH day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANNY R. BOWMAN

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 25TH day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

DANNY R. BOWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

"Exhibit A"

Being the same property conveyed to Blake Berry, Ben Wilson, and Jill A. McCarthy by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated November 9, 2009 and filed for record on November 11, 2009 as Instrument no. 20091112-0104296, Register's Office for Davidson County, Tennessee.