BILL GARRETT, Davidson County . .
Trans:T20120009412 DEEDQC
Recvd: 02/07/12 14:28 2 pgs
Fees:12.00 Taxes:0.00
20120207-0011044

THIS INSTRUMENT PREPARED BY:
Michael K. Radford, Esq.
Flynn and Radford, Attorneys, P.C.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

ADDRESS NEW OWNERS:

Ronnie Ward and
David B. Briggs, Jr.
3128 Stoneybrook Circle
Antioch, TN 37013

MAP-PARCEL NUMBERS:

150-7-70

SEND TAX BILLS TO NEW OWNERS AS ABOVE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, I, Ronnie Ward, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto David B. Briggs, Jr., and myself, Ronnie Ward, hereinafter called the Grantees, as tenants in common with right of survivorship all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Towne Village of the Country, Section One of record in Book 5200, page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Ronnie Ward by deed of record as instrument no. 20041103-0132220, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3128 Stoneybrook Circle, Antioch, Tennessee 37013.

The purpose of this deed is to create a tenancy in common with right of survivorship in the Grantees designated herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6th day of February, 2014.

Ronnie G. Ward
RONNIE WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of February, 2014, before me personally appeared Ronnie Ward, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor, and who executed the foregoing instrument as his free act and deed by signing his name thereto.

Witness my hand and seal, at office, this 6th day of February, 2014.

Cathy R. Barton
Notary Public

My Commission Expires: 7/6/15.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Ronnie G. Ward
Affiant

SWORN TO and subscribed before me this 6th day of February, 2014.

Cathy R. Barton
NOTARY PUBLIC

My commission expires: 7/6/15.

CATHY R. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON