Return to: JTC
#23730-3

BOX 14A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120010180 DEEDQC
Recvd: 02/10/12 08:51 2 pgs
Fees:12.00 Taxes:0.00
20120210-0011891

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2012.

Notary Public

My commission expires: 10-21-12

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jesus G. Berdeja **Timothy L. Bennett**	**Franklin American Mortgage Company**	**Map 103-03-0, Parcel 287.00**
211 54th Avenue North	**501 Corporate Center Dr**	
Nashville, TN 37209	**Franklin, TN 37067**	

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

Jesus G. Berdeja, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jesus G. Berdeja, an unmarried man, as to an undivided ninety-nine percent (99%) interest and Timothy L. Bennett, an unmarried man, as to an undivided one percent (1%) interest, said interests being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hood Subdivision, Revision of Lots 3-11 of record in Instrument No. 20020604-0067571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jesus G. Berdeja, by Deed from William D. Walker (being one and the same person as William Dell Walker) and Alice Brown Walker, husband and wife, dated February 22, 2008, of record in Instrument No. 20080227-0019193, said Register's Office.

This conveyance is subject to restrictive covenants of record in Instrument No. 20001113-0112623, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **211 54th Avenue North, Nashville, TN 37209**

Witness my/our hand(s) this **2nd** day of **February, 2012.**

Jesus G. Berdeja

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 Jesus G. Berdeja, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **February, 2012.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13