Book 36

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF FEBRUARY 2012.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120012077 DEEDQC
Recvd: 02/17/12 14:10 2 pgs
Fees:12.00 Taxes:0.00
20120217-0014231

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25302SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew F. Powers Margaret M. Smith 4121 Barnes Cove Drive Antioch, TN 37013	SAME	173-09-B 099

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Matthew F. Powers, unmarried, **("Grantor")**, by these presents, quitclaim, grant and convey unto Matthew F. Powers and Margaret M. Smith, **("Grantees")**, their successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Barnes Cove, Section Two, of record as Instrument No. 20040604-0065966 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Matthew F. Powers, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20120217-0014229, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 4121 Barnes Cove Drive, Antioch, TN 37013

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 hereunto set his hand on this the 16th day of February 2012.

Matthew F. Powers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of February, 2012, before me personally appeared Matthew F. Powers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

June E. Rowell

Notary Public

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE