THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120012743 DEEDQC
Recvd: 02/22/12 08:27 2 pgs
Fees:12.00 Taxes:0.00
20120222-0015054

[PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Russell Bearden and Leah Bearden 2527 Pennington Bend Road Nashville, TN 37214	Same as New Owner	62-144

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Margie N. McGahey**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Russell Bearden and wife, Leah Bearden**, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Milton Baker Subdivision of record in Plat Book 6050, page 219, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margie N. McGahey by Orba G. Maxey, by instrument dated September 30, 1992, and filed of record on October 5, 1992, at Book 8748, page 331, Davidson County Register of Deeds.

This is improved property known as **2527 Pennington Bend Road, Nashville, TN 37214.**

Witness my hand this 16th day of **February, 2012:**

Margie N. McGahey
Margie N. McGahey

STATE OF TENNESSEE

COUNTY OF **Williamson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margie N. McGahey** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 16th day of February, 2012:

Lori C. Warren
Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Margie N. McCahey
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF February, 2012:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON