This instrument was prepared by:
Melanie S. Lepp, Esq.
Attorney at Law
201 West Main Street, Ste. 204
Murfreesboro, TN 37130
(615) 893-5538

This deed was prepared based on information
Provided by current owner

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transaction is $0.00

Affiant

Subscribed and sworn before me on this 28th day of Dec., 2011.

Notary Public

My commission expires: 2/17/2014

JO ANN Y. THORUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills to:	Map – Parcel Numbers
Ronald E. Eyer 709 Knights Bridge Way Antioch, TN 37013	Same as previous	149020B06000

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that NICOLE S. EYER, a single person, for and in consideration of the sum of Ten and no/100 Dollar's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto RONALD E. EYER, his heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land lying and being in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 135 on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald E. Eyer and Nicole S. Eyer, husband and wife, by Deed dated October 15, 2008, from Lewis A. Harkness and wife, Kimberly Harkness of record in Record Book *, Page ____, Register's Office for said County.
20081021-0105633

Subject to all matters as set forth on the plat of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6236, Page 684; amended in Book 6295, Pages 506, 520 and 534; Book 6306, Page 833; Book 6355, Page 322; Book 6495, Page 100, 107 and 114, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 709 Knights Bridge Way, Antioch, TN 37013. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20120028114 DEEDQC
Recvd: 04/18/12 10:53 2 pgs
Fees:12.00 Taxes:0.00
20120418-0033055

WITNESS my hand this 27th day of December 2011.

By Nicole S Eyer
Nicole S. Eyer

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nicole S. Eyer, the within named 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 the 27th day of December 2011.

JoAnn Y. Thorup
Notary Public

My commission expires: 2/17/2014

JO ANN Y. THORUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY