This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd, PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

BILL GARRETT, Davidson County
Trans:T20120062841 DEEDQC
Recvd: 08/22/12 13:31 2 pgs
Fees:12.00 Taxes:0.00
20120822-0075558

ADDRESS NEW OWNER:
Jeffery Scott and Claire Barnett
709 E Meadows Rd
Mt Juliet TN 37122

SEND TAX BILL TO:
Owner

MAP 86
PARCEL 51

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Odell Binkley,Jr.** hereinafter called the "Grantor", bargained and sold , and by these presents, transfer and convey all right, title and interest that he may have in and to the following described real property unto **Jeffery Scott Barnett and wife, Claire Barnett**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, shown as Reserved Parcel A on the Plan of Oasis-Rainey Industrial Lands, as of record in Book 4175, page 117, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Louis McRedmond and Odell Binkley, Jr. of record in Book 9313, page 943 in the Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 13th day of August, 2012.

Odell Binkley, Jr.

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Odell Binkley, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of August, 2012.

ADRIAN E. STUBBLEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 04·03·2015

STATE OF Tenessee
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of August, 2012.

ADRIAN E. STUBBLEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 04·03·2015