FROM:

BARBARA E. FOX, the Surviving Spouse of John E. Fox

TO:

STEPHEN CURTIS FOX and DENISE FOX ROSSER

BILL GARRETT, Davidson County
Trans:T20130001120 DEEDQC
Recvd: 01/04/13 12:28 2 pgs
Fees:12.00 Taxes:0.00
20130104-0001316

QUITCLAIM DEED

New Owner & Address	Taxable Party	Parcel ID
Barbara E. Fox 833 Barrington Place Drive Brentwood, Tennessee 37027	Barbara E. Fox 833 Barrington Place Drive Brentwood, Tennessee 37027	171 04 0C 052.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 0.00**.

Barbara E. Fox
BARBARA E. FOX

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 5, 2015
DATE

This Instrument Prepared By:

Steve C. Fox
P. O. Box 24117
Nashville, Tn 37202

(615) 687-4801

BLAKE E. WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, ***BARBARA E. FOX***, the surviving spouse of John E. Fox, do hereby Quitclaim to my Son, ***STEPHEN CURTIS FOX*** and ***Daughter, DENISE FOX ROSSER***, in equal shares, share and share alike, with love and affection, all my rights, title and interest in said real property as described below while retaining a Life Estate for myself in said real property as described below:

BEING Unit No. 52 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

BEING the real property conveyed to Barbara E. Fox by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated May 15th, 2006, of record in Instrument 20060519-0058808, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved property, known as:

***833 Barrington Place Drive, Brentwood, Davidson County, Tennessee* 37027**

WITNESS My Hand this the 28 day of DECEMBER, 2012.

Barbara E. Fox

BARBARA E. FOX

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, BLAKE E WORTHINGTON, a Notary Public in and for said County and State, the within named **BARBARA E. FOX**, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 28TH day of DECEMBER, 2012.

NOTARY PUBLIC

My Commission Expires: MAY 5, 2015.
DATE

BLAKE E. WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY