This Instrument Prepared By:
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
File # 201301040

Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
201301040

BILL GARRETT, Davidson County
Trans:T20130014198 DEEDQC
Recvd: 02/20/13 13:32 2 pgs
Fees:12.00 Taxes:0.00
20130220-0016975

QUITCLAIM DEED (1)

KNOWN ALL MEN BY THESE PRESENTS, that **Kristy L. Jones, unmarried,** hereinafter Grantor, of **Davidson County, Tennessee,** for nominal consideration paid, grants and quitclaims to **Linda Smith, unmarried,** hereinafter Grantees, the following real property:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 47, ON THE PLAN OF MILL RUN, PHASE I, OF RECORD IN BOOK 11700, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA SMITH AND KRISTY L. JONES, BY DEED DATED NOVEMBER 4, 2008, OF RECORD IN INSTRUMENT 20081110-0111339, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: MAP /PARCEL 173-15-0-A-047.00

COMMONLY KNOWN AS: 1272 BENDING CREEK DRIVE, ANTIOCH, TENNESSEE 37013

The real property described above is conveyed subject to, and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 8th day of February, 2013

Kristy L. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Executed before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **Kristy L. Jones, unmarried,** known to me to be the person described in and who executed the above instrument, and she acknowledged before me that she executed the instrument and same was her free act and deed.

In testimony, I have subscribed my name this 8th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES
MARCH 1, 2016

My Commission Expires: _____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Linda Smith

Linda Smith, Affiant

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

MY COMMISSION EXPIRES
MARCH 1, 2016

Jana Drury

Notary Public

My Commission Expires: _____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property Owner & Address:
Linda Smith
1272 Bending Creek Drive
Antioch, Tennessee 37013

Mail Tax Bills To:
Linda Smith
1272 Bending Creek Drive
Antioch, Tennessee 37013