BILL GARRETT, Davidson County
Trans:T20130016252 DEEDQC
Recvd: 02/27/13 11:28 2 pgs
Fees:12.00 Taxes:0.00
20130227-0019548

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Clarity Title, LLC
100 C- Hazel Path
Hendersonville, TN 37075
12-0964

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Yvonne D. Bernard	Yvonne D. Bernard	10410019400
509 Fairfax Avenue	509 Fairfax Avenue	
Nashville, TN 37212	Nashville, TN 37212	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Gordon R. Bernard and Yvonne D. Bernard, husband and wife, hereinafter referred to as the "GRANTORS" and Yvonne D. Bernard, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Gordon R. Bernard and Yvonne D. Bernard, husband and wife**, have this day quitclaimed unto **Yvonne D. Bernard**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, page 137 and 138, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the southerly side of Fairfax Avenue and runs back between parallel lines 176 feet to the northerly line of Lot No. 13.

Being the same property conveyed to Yvonne D. Bernard on 09/03/2009, by deed from Gordon R. Bernard, filed for record on 09/10/2009 in Instrument No. 20090910-0084854, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN Witness Whereof, the undersigned has hereunto set her hand on this the 31 day of Jan, 2013.

Yvonne D. Bernard

Gordon R. Bernard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvonne D. Bernard and Gordon R. Bernard,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 31 day of January, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
My Commission Expires:
May 20, 2014

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 31 day of January, 2013.

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

NOTARY PUBLIC

My Commission Expires:
May 20, 2014