Davidson County DEEDQC
Recvd: 06/07/13 14:25 6 pgs
Fees:32.00 Taxes:0.00
20130607-0058280

QUITCLAIM DEED

Return To:
Equity National Title
50 Jordan Street, Suite 100
East Providence, RI 02914

OWNER (SEND TAX BILLS TO):

KENNETH BRADLEY BEARD
1711 RED JACKET DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER L. BEARD, a married woman, joined by her spouse, JONATHAN APGAR, and KENNETH BRADLEY BEARD, an unmarried man (herein, "Grantor"), whose address is 1711 Red Jacket Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to KENNETH BRADLEY BEARD, an unmarried man (herein, "Grantee"), whose address is 1711 Red Jacket Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1711 Red Jacket Drive, Antioch, TN 37013

WITNESS my hand and seal this 22 day of MAY, 2013

PIN NO: 173050A006.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Kenneth Bradley Beard

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth Bradley Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of MAY, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____
My Commission Expires June 21, 2014

MICHAEL ANTHONY DAVIS
STATE OF TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06/21/2014

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

GRANTOR:

Heather L. Beard
aka Heather L. Apgar

Heather L. Beard

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Heather L. Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of MAY, 2013.

[Affix Notary Seal]

MICHAEL ANTHONY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06/21/2014

Michael Anthony Davis
SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires June 21, 2014

GRANTOR:

Jonathan S Apgar

Jonathan Apgar

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan Apgar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of MAY, 2013

[Affix Notary Seal]

MICHAEL ANTHONY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06/21/2014

Michael Anthony Davis
SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires June 21, 2014

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is 10.00.

GRANTEE

Grantee signature Kenneth Bradley Beard
Kenneth Bradley Beard

Subscribed and sworn to under oath before me, this 22 day of MAY, 2013.

Michael Anthony Davis
SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires June 21, 2014

[Affix Notary Seal]



213113612
1711 Red Jacket Drive
Antioch, TN 37013
Kenneth Bradley Beard and Heather L. Beard

EXHIBIT A

Legal Description

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. Six (6) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, Re-recorded of record in Instrument Number 20050805-0092480 and Amended of record in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791; Charter of Home Owners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all matters shown on said Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051 114-0136938; all of said Register's Office.

Title to the above described property conveyed to Heather L. Beard and Kenneth Bradley Beard, Joint with Right of Survivorship from Ole South Properties, Inc. by Warranty Deed dated and recorded January 27, 2006 in N/A or Instrument No. 20060127-0010742.

True Copy Certification

I, Nikki Gerardi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Providence

Personally appeared before me, Kristyn J. Perry, a notary public for this county and state, Nikki Gerardi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

My Commission Expires: 7/3/2013
Notary' Seal (if on paper)