This Instrument Prepared By and Returned To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

CORRECTIVE QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Gregory L. Beard 52 Vaughns Gap Road Nashville, TN 37205	SAME	Map 82-16-B Parcel 201 CO

I, Keisha Gardner Beard F/K/A Keisha Gardner Clemmons, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Gregory L. Beard and wife, Keisha Gardner Beard, in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 201 of Russell Street Commons II condominium, created under Title 66, Chapter 27, Section 101, et seq; as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6928, page 645, as amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with Storage Room 201 and Parking Space 202 and the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Gregory L. Beard and wife, Keisha Gardner Beard by Quitclaim Deed from Keisha Gardner Clemmons of record in Instrument No. 20101217-0100281, said Register's Office. This Quitclaim Deed is being recorded to correct the notary clause in the instrument No. 20101217-0100281, said Register's Office.

This conveyance I subject to all easements and restrictions of record.

This property is commonly known as 937 Russell Street, Unit 11, Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4 day of June, 2013.

Keisha Gardner Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Keisha Gardner Beard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 4 day of June, 2013

My Commission Expires:

_____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

BILL GARRETT, Davidson County
Trans: T20130048273 DEEDQC
Recvd: 06/10/13 13:56 2 pgs
Fees: 12.00 Taxes: 0.00
20130610-0058767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4 day of June, 2013.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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