QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130053735 DEEDQC
Recvd: 06/25/13 11:17 2 pgs
Fees:12.00 Taxes:0.00
20130625-0065200

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-9-15

(AFFIX SEAL)

MARGARET SUE MORGAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Eades	Peoples Home Equity	091080B00200CO
(NAME)	(NAME)	
4523 Michigan Avenue	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James P. Eades and wife, Sharon Eades**, hereinafter called the Grantor(s), has quitclaimed unto **Cameron Eades**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plan of Eastoak Groves Townhouses, Phase 1, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 200806020055567 as amended in Instrument 201204020027510, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Cameron K. Eades and James P. Eades, tenants in common with rights of survivorship by Deed from Eastoak LLC, a limited liability company and Curtis M. Groves, dated 05/29/2009 and filed for record on 06/02/2009 in Instrument 200906020050819, Register's Office for Davidson County, Tennessee. Sharon Eades joins in this conveyance to convey any and all rights she may have in this property.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4523 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-15386
SMG TN QuitClaim Deed

Witness my hand this 21st day of June, 2013.

James P. Eades

Sharon Eades

State of Tennessee
County of Sumner

Personally appeared before me James P. Eades and wife, Sharon Eades, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of June, 2013.

Notary Public

My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122