Davidson County DEEDQC
Recvd: 07/25/13 12:25 5 pgs
Fees:27.00 Taxes:0.00
20130725-0077068

QUITCLAIM DEED

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

OWNER (SEND TAX BILLS TO):

KIMBERLY V. BARNES
JERRON L. BARNES
2229 SEVEN POINT CIRCLE
HERMITAGE, TN 37076

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, KIMBERLY V. BARNES, a married woman, joined by her spouse, JERRON L. BARNES (herein, "Grantor"), whose address is 2229 Seven Point Circle, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to KIMBERLY V. BARNES and JERRON L. BARNES, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2229 Seven Point Circle, Hermitage, TN 37076, 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: 2229 Seven Point Circle, Hermitage, TN 37076

WITNESS my hand and seal this 19 day of July, 2013

CAROL DI GIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
September 9, 2014

PIN NO: 098-13-0-C-163.00CO

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

GRANTOR:

Kimberly V. Barnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kimberly V. Barnes, 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 19 day of July, 2013

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

GRANTOR:

Jerron L. Barnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jerron L. Barnes, 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 19 day of July, 2013

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is _____.

GRANTEE

Grantee signature Kimberly V. Barnes
Kimberly V. Barnes

Subscribed and sworn to under oath before me, this 19 day of July, 2013

Carol DiGiore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-9-14

[Affix Notary Seal]

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
September 9, 2014

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 156, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

subject to Restrictions and By-Laws of record in Book 11670, Page 822 and Book 11670, Page 837, said Registers Office.

subject to: (2) All matters appearing on the Plan of record in Instrument 20060522-0059944, said Register's Office; (3) Access and Maintenance Easement of record in Book 11738, Page 776, said Registers Office; (4) Storm Water Detention Agreement of record in Instrument 20010626-0067703, said Register's Office.

This is Improved property, known as 2229 Seven Points Circle, Hermitage, TN 37076.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20061002-0121356 on October 2, 2006.

PIN NO: 098-13-0-C-163.00CO

STREET ADDRESS:

2229 Seven Point Circle, Hermitage, TN 37076

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, Laurie Lavallee, 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.

Laurie Lavallee
Signature

State of Rhode Island

County of Providence

Personally appeared before me, Ashley L. Laferriere, a notary public for this county and state, Laurie Lavallee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley L Laf
Notary's Signature

My Commission Expires: 3-14-15
Notary' Seal (if on paper)

Ashley L. Laferriere
Notary Public
State of Rhode Island
My Commission Expires March 14, 2015