BILL GARRETT, Davidson County
Trans:T20130092027 DEEDQC
Recvd: 10/28/13 09:08 2 pgs
Fees:17.00 Taxes:0.00
20131028-0111630

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:
	)	
John B. Bearden	)	Michael J. Philbin, Trustee
	)	
	)	
TO: Michael J. Philbin, Trustee	)	TO: John B. Bearden and wife, Dana L. Bearden

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
John B. Bearden and Dana L. Bearden 216 Wilsonia Avenue Nashville, TN 37205	NEW OWNER	103-14-82

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a tenancy by the entireties in John B. Bearden and wife, Dana L. Bearden, I, John B. Bearden, do hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 19 and the easterly part of Lot No. 18, Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County.

SAID Lot and part of Lot are described together as beginning at a point on the northerly margin of Wilsonia Avenue, at the common corner of Lots 19 and 20; thence with the line between said lots northwardly 201.1 feet to a point; thence westwardly 205.5 feet to a point in the northerly line of Lot 18, being the north point of a small part of said Lot 18 conveyed to Jack L. Minton by deed from J. L. Deering and wife, of record in Book 2200, page 487, said Register's Office; thence along Minton's easterly line, southwardly 103.5 feet to an iron pin, and continuing southwardly with Minton's line, 94 feet to an iron pin in the northerly margin of Wilsonia Avenue, said pin being 100 feet east of the common corner of Lots 17 and 18; thence eastwardly 200 feet, along the northerly margin of said Avenue, to the point of beginning.

Being the same property conveyed to John B. Bearden by deed from Mark L. Lincoln and wife, Susan F. Lincoln, dated June 7, 2011 of record in Instrument No. 20110610-0044647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto John B. Bearden and wife, Dana L. Bearden, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 25th day of October, 2013

John B. Bearden

Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of October, 2013.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

Commission Expiration Date

Anthony N. Greco
Printed Name of Notary

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named John B. Bearden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of October, 2013.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6 2015

7-6-15
Commission Expiration Date

Notary Public

Shannon Philbin
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me, this 25TH day of October, 2013.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

7-6-15
Commission Expiration Date

Notary Public

Shannon Philbin
Printed Name of Notary