BILL GARRETT, Davidson County
Trans:T20140009956 DEEDQC
Recvd: 02/11/14 14:27 3 pgs
Fees:17.00 Taxes:0.00
20140211-0012181

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	Jad A. Duncan Attorney at Law 161 Belle Forest Circle, Suite 207 Nashville, Tennessee 37221

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Kevin J. McNamara	Same	Map 142-06-0-A
810 Bellevue Road 247 Creekside Meadows Condo.		Parcel 247.00 CO
Nashville, TN 37221		

S. Carolyn Barnes died intestate on December 24, 2012. **Elaine Barnes** was named as the Temporary Administratrix of the **Estate of Sue Carolyn Barnes** on January 23, 2013 by order of the Circuit Court for Davidson County, Tennessee, Probate Division, Docket #13P-19.

Pursuant to the final decree of divorce, on file with the Davidson County Circuit Court Clerk, in Docket **#12D-2178** duly signed by Judge Phillip Robinson on December 19th, 2012, Paragraph 6, entitled "Real Property" disposes the real property above as follows: "Wife shall take exclusive possession of the marital residence at 810 Bellevue Road, Unit 247, Nashville, TN 37221, however shall execute a quitclaim deed within 30 days of the final hearing on the divorce, conveying a remainder interest to the Husband **(Kevin J. McNamara)** after the Wife's passing."

Elaine Barnes serving as the Temporary Administratrix, is duly qualified, and by signing this Deed, releases any right she might have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Elaine Barnes**, personally and as Temporary Administratrix, of the **Estate of Sue Carolyn Barnes**, quitclaims to **Kevin J. McNamara**, all right, title and interest in fee simple to the property described, real estate in Nashville, Davidson County, Tennessee:

Being land in Davidson County known as Building No. 41, Unite 247, and Garage No. 4 on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, Register's Office for Davidson County, and the Charter of Creekside Meadows

Association, Inc., of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to S. Carolyn Barnes by deed from Roger Church and wife, Sara Church, of record in Book 8716, Page 880, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as **810 Bellevue Road, Unit 247, Nashville, TN 37221**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 6th day of February 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Elaine Barnes

ELAINE BARNES
Executor of the Estate of Sue Carolyn Barnes - Grantor

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 **Elaine Barnes,** as Administratrix, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February 2014.

NOTARY PUBLIC

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/3/14

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for
for this transfer is $ **NONE**.

Subscribed and sworn before me,
this the 6th day of February 2014.

x J. Elaine Barnes
Affiant

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/3/14