BILL GARRETT, Davidson County
Trans:T20140017163 DEEDQC
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Fees:17.00 Taxes:0.00
20140313-0021164

This Instrument Prepared by:
Branstetter, Stranch & Jennings, PLLC
227 Second Avenue North
Fourth Floor, Nashville, Tennessee 37201-1631

QUITCLAIM DEED

Name & Address of Property Owners:	Send Tax Bills to:	Parcel ID:
James H. Turbeville and Jean Kennedy Turbeville 5024 Saddleview Dr. Franklin, TN 37067	James H. Turbeville and Jean Kennedy Turbeville 5024 Saddleview Dr. Franklin, TN 37067	142050B04800CO

KNOW ALL PERSONS BY THESE PRESENTS that I, **James H. Turbeville,** for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby remise, release and forever quitclaim unto my wife, **Jean Kennedy Turbeville**, her heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, which is described as follows:

> Unit No. H-306, together with the Carport designated No. H-306-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> This is improved property known as Unit No. H-306, 8300 Sawyer Brown Road, Nashville, Tennessee.

Being the same property conveyed to Thomas J. Turbeville and wife, Mary O. Turbeville, by warranty deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in instrument number DB-00004876 0000640, Register's Office for Davidson County, Tennessee, which property was conveyed by inheritance from Mary Otha Turbeville to **James H. Turbeville**, as confirmed by Affidavit of Heirship of record in instrument number AF-20130430 0043152, Register's Office for Davidson County, Tennessee.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **James H. Turbeville** and wife, **Jean Kennedy Turbeville**, so that the entire property, upon the death of either, will pass to the other.

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

WITNESS my hand this 2nd day of December, 2013.

James H. Turbeville

State of Tennessee)
)
County of DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James H. Turbeville**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of DECEMBER, 2013.

Notary Public

My commission Expires: March 3, 2015

ELISIA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

State of Tennessee)
)
County of DAVIDSON)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me on this 10 day of FEBRUARY, 2013.

Notary Public

My Commission Expires: March 3, 2015

ELISIA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015