BILL GARRETT, Davidson County
Trans:T20140037175 DEEDQC
Recvd: 05/28/14 14:37 2 pgs
Fees:12.00 Taxes:0.00
20140528-0045839

Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me, this 15th day of May, 2014.

Notary
Commission Expires: 3/24/17

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Fred E. Eubank 1561 Lincoya Bay Drive Nashville, TN 37214	NEW OWNER	109050D03100CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Kelly Barnett Malleck, unmarried, (f/k/a Kelly Barnett)** has this day bargained and sold, and does hereby transfer and convey unto the said **Fred E. Eubank and wife, Lena F. Eubank**, the Grantee(s) herein, their (successors), heirs and assigns, all her right title and interest in certain real estate in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, being Lot/Unit No. 1561 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument 20040628-0076712 and Supplementary Declarations in Instrument 20041028-0129585, and Instrument 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Fred E. Eubank and wife, Lena F. Eubank and Kelly Barnett, unmarried, tenants in common with full right of survivorship, by Warranty Deed from Edward Joseph Hernandez and wife, Susan E. Hernandez, dated November 2, 2007, and recorded November 6, 2007, of record in Instrument No. 20071106-0131119, in the Register's office for Davidson County, Tennessee.

This conveyance is subject to the following:
1. All matters appearing on the Plan of record in Instrument No. 20040628-0076712, Instrument No. 20041028-0129585 and Instrument No. 20050923-0014373; **2.** Sewer Easement of record in Book 5406, page 470 and Book 7121, page 169; **3.** Access Easement Agreement of record in Book 6185, page 216, Book 7498, page 726, Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, all in the Register's office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1561 Lincoya Bay Drive, Nashville, TN 37214

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2014.

K. Barnett-Malleck
Kelly Barnett Malleck

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Kelly Barnett Malleck,** 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, at Brentwood, Tennessee, this 15th day of May, ~~2014~~.

Notary Public

My Commission Expires: 3/24/17