BILL GARRETT, Davidson County
Trans:T20150020682 DEEDQC
Recvd: 03/20/15 15:53 3 pgs
Fees:18.00 Taxes:1609.50
20150320-0024420

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **3611 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $435,000.00-. Affiant Subscribed and sworn to before me, this 12th day of March, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

QUITCLAIM DEED

Address New Owner: John Long-Innes and Allie Kirkpatrick 2799 22nd Avenue South Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 117-02-F-002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DANA BEER, formerly known as DANA B. LONG-INNES** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **JOHN LONG-INNES,** an unmarried person, and **ALLIE KIRKPATRICK,** an unmarried person, as joint tenants with right of survivorship (hereinafter referred to as "Grantee"), their heirs and assigns, all of its right, title and interest in certain real property located in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as 2799 22nd Avenue South, Nashville, Tennessee, 37215.

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.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2015.

DANA BEER, FORMERLY KNOWN AS DANA B. LONG-INNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Dana Beer, formerly known as Dana B. Long-Innes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of March, 2015.

Notary Public

My Commission Expires: _____



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interests in the common elements and private elements of Sharondale Townhomes, a horizontal property regime with private elements established by First Amendment to Amended Master Deed and By-Laws of Sharondale Condominiums, of record in Instrument No. 20140314-0021350, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned First Amendment to Amended Master Deed.

Being the same property conveyed to Dana B. Long-Innes (now known as Dana Beer), an unmarried person, by deed from Rob Royer and wife, Madeleine M. Royer, of record in Instrument No. 20061121-0144671, Register's Office for Davidson County, Tennessee.