RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20150096313 DEEDQC
Recvd: 11/12/15 12:32 2 pgs
Fees:12.00 Taxes:0.00
20151112-0114981

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Bobby J. Smith Jerry N. Smith 1390 Bain Drive Madison, TN 37115	Same as New Owner	05212007900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Marvin G. Beard and Wife, Debbie C. Beard,** (Grantors) by these presents do hereby quitclaim and convey unto , **Bobby J. Smith and Jerry N. Smith, as Joint Tenants with Right of Survivorship,** (Grantees) their successors and assigns, all our right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 26 on the Plan of Sequoia Valley, Section II of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marvin G. Beard and Wife, Debbie C. Beard from Patrick A. Whitley and Wife, Judy L. Whitley by Warranty Deed dated February 27, 1995 of record in Book 9620, Page 759, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1236 Shawnee Road, Madison, TN 37115

SAID PROPERTY is conveyed subject to Deed of Trust dated May 8, 2003 executed by Marvin G. Beard and Debbie C. Beard, Husband and Wife to Transcontinental, Trustee to secure First Residential Mortgage Network, Inc., an indebtedness in the original principal amount of $120,000.00 payable as set forth therein of record in Instrument No. 20030529-0072365, Register's Office for Davidson County, Tennessee. Said Deed of Trust was further assigned in Instrument No. 20081114-0112528, Instrument No. 20131114-0117566, Instrument No. 20061211-0152872 and Instrument No. 20130703-0068837, Register's Office for Davidson County, Tennessee and such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of Sequoia Valley, Section II, a plat of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee; subject to any restrictions, easements, etc., that may be of public record which may affect subject property

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of November, 2015.

Marvin G. Beard

Marvin G. Beard

Debbie C. Beard

Debbie C. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Marvin G. Beard and Debbie C. Beard, Husband and Wife,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 4th day of November, 2015.

My commission expires: 1-9-16

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 11th DAY OF November, 2015.

Sandy Balent

Notary Public

My commission expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY