Prepared by and Return to:
Laurie Matthews
5017 Cambron Drive, Unit B
Nashville, TN 37221
(615) 720-6641

BILL GARRETT, Davidson County
Trans:T20160020671 DEEDQC
Recvd: 03/14/16 14:11 3 pgs
Fees:17.00 Taxes:0.00
20160314-0024063

5017 Cambron Drive

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Barry N. Matthews, et al 5017 Cambron Drive, Unit B Nashville, TN 37221	(SAME)	Map 155-1 Parcel 0-43.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROGER D. MATTHEWS and wife, ELIZABETH JANE MATTHEWS (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto KAREN L. JONES, a single woman, and BARRY N. MATHEWS, a married man, as tenants in common (hereinafter referred to as "Grantee"), their successors and assigns, a fifty percent (50%) undivided interest each in and to the following described property, but expressly reserving a life estate in said property in and unto ROGER D. MATTHEWS and wife, ELIZABETH JANE MATTHEWS, in and unto the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 28 in Pasquo Park Subdivision, Section 2, as of record in Book 3600, Page 77 in the Register's Office for said County.

Being the same property conveyed to Roger D. Matthews and wife, Elizabeth J. Matthews, from James D. Grubbs and wife, Thelma E. Grubbs, by a warranty deed dated July 13, 1984 and recorded on July 13, 1984, in Deed Book 6337, page 680 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5017 Cambron Drive, Nashville, Davidson County, Tennessee, 37221.

746198

After this transfer is complete, ROGER D. MATTHEWS and wife, ELIZABETH J. MATTHEWS, tenants by the entirety, retaining a life estate in the property described above, KAREN L. JONES a single woman, and BARRY NEAL MATTHEWS a married man, shall each own a fifty percent (50%) interest as tenants in common in said property.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 2nd day of March, 2016.

Roger D Matthews
Roger D. Matthews, Grantor

Elizabeth J. Matthews by Roger Matthews POA
Elizabeth J. Matthews, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned Notary Public of this County, ROGER D. MATTHEWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 2nd day of March, 2016,

MARCELLA E. GIGNILLIAT STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY, TENN.

Marcella E. Gignilliat
Notary Public
My Commission Expires: 7-31-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of this County, ROGER D. MATTHEWS pursuant to that certain Durable General Power of Attorney signed by Elizabeth J. Matthews on December 31, 2013 appointing ROGER D. MATTHEWS as her attorney-in-fact, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 2nd day of March, 2016.

Marcella E. Gignilliat

Notary Public

My Commission Expires: 7-31-2018

MARCELLA E. GIGNILLIAT STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Laurie Matthews

Laurie Matthews, Preparer of this Quitclaim Deed

Sworn and subscribed to before me this 10th day of March, 2016.

Marcella E. Gignilliat

My Commission Expires: 7-31-2018

MARCELLA E. GIGNILLIAT STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY, TENN.