BILL GARRETT, Davidson County
Trans:T20160074274 DEEDQC
Recvd: 08/25/16 11:14 2 pgs
Fees:12.00 Taxes:0.00
20160825-0089020

THIS INSTRUMENT PREPARED BY:
Ben M. Rose, Esq.
The Law Offices of Ben M. Rose, PLLC
Post Office Box 1108
Brentwood, Tennessee 37204

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers**
Susan McFerrin 4639 Laurel Oaks Memphis, TN 38117	Community Mortgage Corp. 142 Timber Creek Dr. Cordova, TN 38018	131-5-A-105CO

STATE OF TENNESSEE)
COUNTY OF Hamilton

NATHAN FAIRBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
MY COMMISSION EXPIRES: AUGUST 25, 2019

The actual consideration for this transfer is $10.00

Subscribed and sworn to before me this 22 day of August, 2016.

Affiant

Notary Public
My Commission Expires: 08/25/2019

FOR AND IN CONSIDERATION OF the sum of $10.00, cash in hand, paid by the hereinafter named GRANTOR, BRAD HEARNE, by these presents does hereby quitclaim and convey to SUSAN MCFERRIN, all of the rights, title, and interest in and to certain tracts and parcels of land in Davidson County, Tennessee, being more particularly described as follows to wit:

LAND in Davidson County, Tennessee, being UNIT No. B-105, on the Plan Section One, Jefferson Square Townhouses, Condominium Apartments, of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING Unit No. 105, Jefferson Square, Section One, a condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as specified on the Plat of Jefferson Square Townhouses, Section One, Condominium Apartments, of record in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, as established by Master Deed of record in Book 4731, page 332, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, and conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto,

recorded in Book 4731, page 341, of the Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Susan McFerrin, by Warranty Deed dated March 26, 2010 from James Michael Wood, Wayman Houston Wood, John Price Wood, and Thomas Shirley Wood, IV, of record in Book_____, page _____, Instrument No. 20100331-0023832, Register's Office for Davidson County, Tennessee.

These conveyances are subject to all easements, restrictive covenants, if any, shown on Plat Book _____, page ____, of the Register's Office for Davidson County, Tennessee, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property he has.

IN WITNESS HEREOF, Grantor has set its hand this 22 day of August, 2016.

Brad Hearne

BRAD HEARNE

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD HEARNE , with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 22 day of August, 2016.

Nathan Fairbanks

Notary Public
My Commission Expires: 08/25/2019

NATHAN FAIRBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

MY COMMISSION EXPIRES:
AUGUST 25, 2019