BILL GARRETT, Davidson County
Trans:T20170003669 DEEDQC
Recvd: 01/13/17 10:42 4 pgs
Fees:22.00 Taxes:0.00
20170113-0004186

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Poonam R. Bery 117 Vaughns Gap Road Nashville, TN 37205	New Owner	175-04-0A-035.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RAKESH BERY**, a married man, ("Grantor"), does hereby quitclaim and convey unto **POONAM R. BERY**, a married woman, ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Antioch, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 12th day of January, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

Rakesh Bery

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Rakesh Bery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes herein contained.

WITNESS my hand and seal, at office, this 12th day of January, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 12th day of January, 2017.

Notary Public

My Commission Expires:

1/6/2020

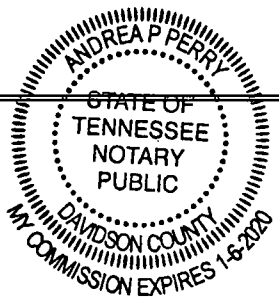


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 13A, on the Final Plat, Park Place Subdivision. Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rakesh Bery and Poonam R. Bery, by deed of record, in Instrument No. 20060201-0012396 and re-recorded in Instrument No. 20060207-0014944, in the Register's Office of Davidson County, Tennessee.

Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Master Deed and By-Laws of record in Instrument No. 20010214-0014161, as re-recorded in Instrument No. 20010702-0069590, and in Instrument No, 20011019-0114191, as re-recorded in Instrument No. 20011212-0136927; Tennessee Valley Authority Easement of record in Deed Book 435, Page 507; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; all matters shown on plat of record in Instrument No. 20010129-0008516; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

This is improved property known as 414 Yosemite Court, Antioch, Tennessee 37013.