This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

Davidson County DEEDQC
Recvd: 02/15/17 11:55 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015635

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Logos Realty Closing Services, Inc. 301 S Perimeter Park Dr., Ste. 100 Nashville, TN 3721		STATE OF TENNESSEE } COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 1st day of August, 2016. Notary Public My commission expires:
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Kate F. Smith Jeremy and Francesca Rutherford	Guaranty Trust	173-10-0A-094.00-CO
3101 Barnes Bend Dr Antioch, TN 37013	316 Robert Rose Drive Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration, **Kate F. Smith, unmarried** hereinafter called "Grantor", does hereby transfer and convey unto **Kate F. Smith, unmarried and Jeremy Rutherford and wife, Francesca Rutherford,** hereinafter called "Grantee", its successors and assigns, all of her right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled Revision One of Section 1 of Phase 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Instrument No. 20071003-0117933, 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 ALLEN NEAL GROSS AND NINA WALLACE GROSS, HUSBAND AND WIFE, by deed from DIANNE GLAUS, FORMERLY DIANNE ALAINE WATKINS MCGLINCHEY, A MARRIED PERSON, of record in Instrument No. 20101124-0094322, dated November 24, 2010, said Register's Office.

Being the same property conveyed to KATE F. SMITH, UNMARRIED by deed from ALLEN NEAL GROSS AND NINA WALLACE GROSS, HUSBAND AND WIFE, of record in Instrument No. 20160809-0082597, dated August 1, 2016 said Register's Office.

This is improved property known as: **3101 Barnes Bend Drive, Antioch, TN 37013**

Executed by my hand this 1st Day of August 2016.

Kate F Smith

Kate F. Smith

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Kate F. SMith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this 1st Day of August 2016.

Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services, Inc.
301 S Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/06/2020

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020