# QUITCLAIM DEED

**FROM:** **H. A. BENSON (deceased) and wife SELMA D. BENSON**
**TO:** **JOYCE BRUCE**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NO.:** |
|---|---|---|
| Joyce Bruce<br>106 Chadds Court<br>Hermitage, TN 37076 | Joyce Bruce<br>106 Chadds Court<br>Hermitage, TN 37076 | MAP and PARCEL<br><br>97 - 8A - 13.00 CO |

This Instrument Prepared By:
**JOHN B. STARK**
**ATTORNEY AT LAW**
4207 Lebanon Road, Suite No. 201
Hermitage, Tennessee 37076
Telephone: (615) 885-5600

Davidson County DEEDQC
Recvd: 09/19/03 08:44 2pgs
Fees:12.00 Taxes:0.00
20030919-0138620

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration for this transfer is $10.00

Selma D. Benson
SELMA D. BENSON

Subscribed and sworn to before me this 12th day of SEPT, 2003.

ANNA M. WHALEY NOTARY PUBLIC DAVIDSON COUNTY

Anna M. Whaley
NOTARY PUBLIC
My Commission Expires: LARGE

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), by JOYCE BRUCE, the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged by H. A. Benson (deceased) and wife, Selma D. Benson, hereinafter called Grantors, has bargained and sold, and by these presents does quitclaim and convey unto Grantee, JOYCE BRUCE, her heirs and assigns, all right title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**BEING** a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. C-1 together with Carport designated No. 13 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Pages 607 through 610, as amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee. This is the same description as in previous deed of record. Subject to Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, as of record in Book 6250, Pages 607 through 610, as amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, and Amended and Restated Master Deed of record in Book 6639, Page 468, and Book 10322, Page 682, together with Joinder Agreements of record in Book 6691, Page 308 and 314, as corrected and amended I Book 7025, Page 380, and Book 7367, Page 272, By-Laws of record in Book 6639, Page 548, and Charter of record in Book 6870, Page 491, said Register's Office. Subject to Assignment of Development Rights of record in Book 10836, Page 280, Register's Office. Subject to Storm Water Det. Agreement of record in Book 6551, Page 765, said Register's Office. Subject to Option for Right-of-Way of record in Book 6599, Page 291,

and Right-of-Way Easement of record in Book 6651, Page 23, said Register's Office. Subject to Easement Agreement of record in Book 5071, Page 277, said Register's Office. The Plan of record in Book 6250, Pages 607 through 610, as corrected and amended in Book 7025, Page 380, and Book 7367, Page 272, said Register's Office, shows on Owner's Certificate, minimum building setback lines and easements, if any.

**BEING** the same property conveyed to Louise N. Tynes, now Turpin, by deed from John D. Moore and wife, Linda P. Moore of record in Book 9785, Page 318, said Register's Office. John B. Turpin, spouse of Louise N. Tynes Turpin, joins in execution of this instrument to convey and and all marital rights he may have, if any.

**BEING** the same property conveyed to H. A. Benson (now deceased) and wife Selma D. Benson by Warranty Deed, Instrument Number 20011015-0111843

This is improved property known as: **122 Lake Chateau Drive, Hermitage, TN 37076**

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

Witness my hand this the 12th day
of SEPT, 2003.

X Selma D. Benson
**SELMA D. BENSON**

OATH

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and SELMA D. BENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage (City), TN (State) this the 12th day of SEPT (Month), 2003.

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: July 21, 2007