Davidson County DEEDQC
Recvd: 09/03/04 14:10 2pgs
Fees:12.00 Taxes:0.00
20040903-0107119

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Sara M. Taggart, unmarried** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Sara M. Taggart, unmarried and Catherine D. Stuart, unmarried as joint tenant with rights of survivorship** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 60 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B"appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Sara M. Taggart, unmarried, by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 20031203-0174029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, covenants, easements, etc. in the following instruments found in the Register's Office for Davidson County, Tennessee: 20020904-0107261; 20000607-0056981; 20001011-0101044; 20020725-0089575; Book 8332, page 982; 20000612-0058346; 20000419-0039023; 20001013-0102000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This Deed was prepared without benefit of a title search.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 26 **Day of** August, **2004.**

Sara M. Taggart

Sara M. Taggart

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

On this 26 day of August 2004, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Sara M. Taggart** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 26 day of August, **2004**

JANE L. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMM. EXP. SEPT. 24, 2007

My Commission Expires: Sept 24, 2007 Notary Public

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 31st day of August 2004

My Commission Expires: 3-25-08

Notary Public

Address of new owner: Sara M. Taggart 205 Buck Run Drive, Nashville, TN 37214

Mail Tax Bills to: SunTrust Mortgage, Inc. 201 4th Avenue N. 7th Floor, Nashville, TN 37219

Map 122-1-A Parcel 471

Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. #700, Lavergne, TN 37086