Davidson County DEEDQC
Recvd: 04/04/05 10:53 1 pgs
Fees:12.00 Taxes:0.00

20050404-0036121

QUITCLAIM DEED

BW-20050078

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF March, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dana Kelly	SAME	135-16-0-B 137.00
678 Flintlock Court		
Nashville, TN 37217		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DANA FLETCHER hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto DANA KELLY, single woman, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 137 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village- Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dana Fletcher from Beazer Homes Corp., dba Phillips Builders by Warranty Deed dated September 24, 2003 and recorded October 2, 2003 in Instrument #20031002-0145567, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 678 Flintlock Court, Nashville, Tennessee 37217 .

Witness my/our hand(s) this 25th day of March, 2005 :

Dana Fletcher

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 25th day of March, 2005.

Notary Public

My Commission Expires: 6-26-07