Davidson County DEEDQC
Recvd: 07/26/05 15:52 2 pgs
Fees:13.00 Taxes:264.69
20050726-0087147

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Nina Skruber 518 Belair Way Nashville, TN 37215	New Owner	131-06-O-D-518.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Mark Richards ("Grantor") do hereby quitclaim and convey unto Nina Skruber ("Grantee"), her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 518 of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, page 70, and as amended Amendments of record in Book 6739, page 701, in Book 6824, page 298, in Book 6890, page 963, in Book 6903, page 351, in Book 6911, page 827, and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed, as amended, for a more complete identification and description of such Unit.

Being the same property conveyed to Mark Richards by deed from Nina Skruber, Administrator C.T.A. of the Estate of Richard Skruber of record in Instrument No. 20050722-0087146 Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof of record in Book 6690, page 119, and as amended in Book 6911, page 827, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record aforementioned, said Register's Office; Declaration of Restrictions, of record in Book 6326, page 588, said Register's Office; Declaration of Covenants of Burton Hills, of record in Book 6517, page 522, as amended in Book 6691, page 593, second amendment in Book 6778, page 532, third amendment in Book 6778, page 536, and fourth amendment in Book 6911, page 120, fifth amendment in Book 7046, page 520, sixth amendment in Book 7076, page 691, seventh amendment in Book 7146,

page 188, and eighth amendment in Book 9882, page 733, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 518 Belair Way, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to such other limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of July, 2005.

Mark Richards
MARK RICHARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 71,538.85

Nina A. Shruber
AFFIANT

Subscribed and sworn to before me, this 25th **day of July, 2005.**

Tonya R. Mastin
NOTARY PUBLIC

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: My Commission Exp. May 24, 2008

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Michelle White, a Notary Public in and for said County and State, **Mark Richards**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2005.

Michelle White
NOTARY PUBLIC

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: March 13, 2006