Davidson County DEEDQC
Recvd: 01/04/06 08:42 3 pgs
Fees:17.00 Taxes:0.00

20060104-0000772

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:
L & W Holdings, LLC	same
9235 Royal Mountain Dr.	
Chattanooga, TN 37421	
TAX MAP PARCEL NUMBER(S): 135-11-C 049.00 CO	

133665.qc2

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged;

We, STEPHEN B. LEPLEY and wife, LAURA JANE LEPLEY and JOHN DAVID WINE, do hereby grant, transfer, quitclaim and convey unto L & W HOLDINGS, LLC, a Tennessee Limited Liability Company, all right, title and interest that we may have, in and to the following described Real Estate:

Land in Davidson County, Tennessee, being Lot Unit No. 206 as shown on the plan of a Horizontal Property Regime Private Element, Nashboro Village - Tract 18, Phase Two, of record in Plat Book 9700, page 968, as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen B. Lepley and wife, Laura Jane Lepley and John David Wine by deed from Westminister Homes of Tennessee, Inc., of record in Instrument No. 20020502-0054224, Register's Office for Davidson County, Tennessee.

SUBJECT TO all matters shown on the Plan of a Horizontal Property Regime Private Element, Nashboro Village - Tract 18, Phase Two, of record in Plat Book 9700, page 968, as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee.

SUBJECT TO terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, page 14 as supplemented in Instrument No. 20001031-0108075 and Book 11703, page 581, as amended in Instrument No. 20000627-0063887 and as supplemented in Instrument No. 20021211-0152723, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

SUBJECT TO Quitclaim Deed to Homeowners' Association for common elements of record in Instrument No. 20021211-0152725, said Register's Office.

SUBJECT TO Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, said Register's Office.

SUBJECT TO License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.

SUBJECT TO Consent to Declaration of Covenants, Conditions, and restrictions of record in Instrument No. 20010322-0027768 and Instrument No. 20010322-0027767. said Register's Office.

SUBJECT TO Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 5563, page 5, said Register's Office.

Prepared By:
Hale, Hale & McInturff
Attorneys at Law
724 Cherry Street
Chattanooga, TN 37402

SUBJECT TO all matters shown on the plat or open space and recreational areas of record in Plat Book 4860, page 73, Register's Office of Davidson County, Tennessee.
SUBJECT TO lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.
SUBJECT TO rights of others in and to the common areas and/or elements.
SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

No boundary survey of the within land was made at the time of this conveyance, and the description of the within land is not different from previous deed(s).

IN WITNESS WHEREOF we have hereunto set our hands, on this the 27th day of October, 2005.

STEPHEN B. LEPLEY

LAURA JANE LEPLEY

JOHN DAVID WINE

STATE OF Tennessee
COUNTY OF Hamilton

On this the 27th day of October, 2005, before me personally appeared STEPHEN B. LEPLEY and wife, LAURA JANE LEPLEY, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

ANDREA LEEN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

andrea leen
NOTARY PUBLIC

My commission expires:

April 22, 2009

STATE OF Virginia
COUNTY OF Roanoke

On this the 28th day of October, 2005, before me personally appeared JOHN DAVID WINE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Kimberly C. Anderson
NOTARY PUBLIC

My commission expires:

March 31, 2008

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer is $ Ø.

Regina Pruitt
AFFIANT - ~~Grantee~~ Agent

Subscribed and sworn to before me on

this 29th day of December, 2005.

NOTARY PUBLIC

My commission expires:

2-10-07

LEE ANN LIVELY
NOTARY PUBLIC AT LARGE
HAMILTON CO., TN