# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/11/06 10:37 2 pgs
Fees:12.00 Taxes:0.00

20060411-0041501

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William P. Nelms, P.C., Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste. A
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Signature Partnership, LLC | Same | Part of Map and Parcel 174-00-0-017.00 |
| (NAME) 2722 Lascassas Hwy. | (NAME) | |
| (ADDRESS) Murfreesboro, TN 37130 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **SIGNATURE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED UNTO **SIGNATURE PARTNERSHIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO.240 OF CANE RIDGE FARMS, PHASE VI, SECTION ONE, ACCORDING TO PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20050209-0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO SIGNATURE PARTNERS, LLC, A TN LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM CANE RIDGE FARMS, LLC, A TN LIMITED LIABILITY COMPANY, DATED APRIL 8, 2005, APPEARING OF RECORD IN INSTRUMENT NUMBER 20050422-0045262, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20000905-0087103 AND IN INSTRUMENT NUMBER 20001204-0119093 AND IN INSTRUMENT NUMBER 20010815-0088370 AND IN INSTRUMENT NUMBER 20040319-0031603 AND IN INSTRUMENT NUMBER 20041102-013184; PLAT OF RECORD IN INSTRUMENT NUMBER 20050209-0015098; EASEMENT TO METRO OF RECORD IN BOOK 5078, PAGE 476; EASEMENT TO UNITED TELEPHONE OF RECORD IN INSTRUMENT NUMBER 20020123-0009340; EASEMENT TO UNTIES STATES OF AMERICA OF RECORD IN BOOK 4420, PAGE 36; TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4428, PAGE 565; CHARTER OF HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20010815-0088360; SANITARY SEWER EASEMENT OF RECORD IN INSTRUMENT NUMBER 20001030-0107214; BY-LAWS OF RECORD IN INSTRUMENT NUMBER 20000905-0087103; OF SAID REGISTER'S OFFICE.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 2913 Katonka Court; Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of April, 2006.

**SIGNATURE PARTNERS, LLC**

**By: BRIAN BURNS, Chief Manager**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **BRIAN BURNS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Signature Partners, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 7th day of April, 2006.

Mandy R. Baird
NOTARY PUBLIC

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC
WILLIAMSON COUNTY