THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03291

Davidson County DEEDQC
Recvd: 12/15/06 10:46 2 pgs
Fees:12.00 Taxes:0.00
20061215-0154708

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,**Jacque Jo VanPatten and Shereme Siewnarine**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Shereme Siewnarine, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 205 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plant reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 28, 2005, and recorded July 8, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200507080079416

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 25th day of September, 2006.

X _____ {Seal}
Jacque Jo Vanpatten

X _____
Shereme Siewnarine

State of TENNESSEE
County of DAVIDSON

On this the 25th day of September, 2006, before me, the undersigned officer, personally appeared , known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged ~~that he,~~ executed same as his free act and deed.

JACQUELYN PATTEN AND SHEREME SIEWNARINE

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27 2007

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Shereme Siewnarine
3030 Ned Shelton Road # 205
Nashville, TN 37217

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Shereme Siewnarine
3030 Ned Shelton Road # 205
Nashville, TN 37217

Tax Parcel ID#: 135080B02100CO