54/

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 12 **day of** February, **2007.**

SONYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 9-19-09

My Commission Expires SEPT. 19, 2009

ADDRESS OF NEW OWNER:
143 Antler Ridge Circle
Nashville, TN 37214

SEND TAX BILLS TO:
Owner

Map: 122-01-0-A
Parcel: 435.00

Davidson County DEEDQC
Recvd: 02/15/07 10:36 2 pgs
Fees:12.00 Taxes:0.00
20070215-0019298

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **William Garmendia**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Terrie Garmendia**, its successors, and assigns, its entire right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 24 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration") amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, (the "First Supplement") further amended by Second Supplementary of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the Declaration), to which reference is hereby made.

Being the same property conveyed to Terrie Garmendia and husband, William Garmendia by Warranty Deed from L. J. Elliott and wife, Ana Elliott, of record in Instrument No. 20050815-0096362, Register's Office for Davidson County, Tennessee.

This is improved property known as 143 Antler Ridge Circle, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations,

restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st **day of** February, **2007.**

William D. Garmendia

William Garmendia

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William Garmendia,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st **day of** February, **2007.**

Summer D Jarvis

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 17, 2010

