Return to:
#700096

File Box 30

Davidson County DEEDQC
Recvd: 03/15/07 09:26 2 pgs
Fees:12.00 Taxes:0.00
20070315-0031599

Prepared By & Return To:
Southeast Title of Tennessee, Inc.
214 Centerview Drive, Suite 101
Brentwood, TN 37027
FILE # 700096

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Clubhouse Trails, a Joint Venture composed of Fischer & Ford Group, L.L.C., a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

James M. Fischer, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH AL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a certain condominium apartment, Unit Number 139 on the Plan of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument Number 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being part of the same property conveyed to Clubhouse Trails, a Joint Venture composed of Fischer & Ford Group, L.L.C., a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation by Quitclaim Deed dated December 10, 2004 of record in Instrument Number 20041229-0153788, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

WITNESS MY HAND(S) AND SEAL THIS 17th day of February, 2007.

Clubhouse Trails

James M. Fischer, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, James M. Fischer, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal this the 17th day of February, 2007.

Cissy J. Williams
Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 7-20-2009

My Commission Expires:

Address of new owner:
James M. Fischer, Jr.
1139 Nashboro Boulevard
Nashville, TN 37217

send tax bills to: NEW OWNER

This is improved property.

MAP & PARCEL NUMBER(S) 135-12-O-D / 139 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $0.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 17th day of February, 2007.
My commission Expires:

Cissy J. Williams
Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 7-20-2009