Davidson County DEEDQC
Recvd: 05/17/07 09:16 2 pgs
Fees:12.00 Taxes:0.00

20070517-0058940

LYNN D. CLAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-

Barbara Kelly Arrowsmith
Affiant

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
2151 Michelson Drive
Suite 220
Irvine, CA 92612

Subscribed and sworn to before me this 26 day of April, 2007.

Lynn D Clapp

My Commission Expires: 11-22-2010

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
JAMES J. KELLY 1806 LINCOYA BAY DR. NASHVILLE, TN 37214	JAMES J. KELLY 1806 LINCOYA BAY DR. NASHVILLE, TN 37214	109050D108CO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that BARBARA KELLY ARROWSMITH, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto JAMES J. KELLY respectively, and his successors for the benefit of BARBARA KELLY ARROWSMITH , its successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON , Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1806 ON THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712, AND SUPPLEMENTARY DECLARATIONS IN INSTRUMENT NO. 20041028-0129585 AND INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, OF PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20050923-0014373, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

BEING the same land conveyed to BARBARA KELLY ARROWSMITH from JAMES J. KELLY and wife, BARBARA W. KELLY (NOW BEING DECEASED) by Deed of record in Deed Book 200600 821 - 0102445 in the Register's Office for DAVIDSON County, Tennessee.

This improved property is known as: 1806 LINCOYA BAY DR.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 26 day of April, 20 07

Barbara Kelly Arrowsmith
BARBARA KELLY ARROWSMITH

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and said county and state, BARBARA KELLY ARROWSMITH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville Tennessee, this 26 day of April, 20 07.

Lynn D. Clapp
Notary Public

My Commission expires: 11-22-2010

LYNN D. CLAPP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.