Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20070604-0065530

File No. 270501614

QUITCLAIM DEED

YOLONDA VELLEKAMP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00

Rosalee Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2007.

Yolonda Vellekamp
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalee N. Lewis	NEW OWNER	151-10-0-A-205.00CO
(NAME) 1605 London Gardens Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(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, I, Brad Knight, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO Rosalee N. Lewis, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 185, on the Plan of Phase Two, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument No. 20020515-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brad Knight, an unmarried man, and Rosalee N. Lewis, an unmarried woman by Warranty Deed dated April 24, 2003 of record in Instrument No. 200304290057037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Water Main Easements 20 feet wide granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; Utility Easement granted to Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Transmission Line Easement granted to the United States of America for the purpose of transmission line and/or lines of record in Book 2338, Page 466; Declaration of Taking of record in Book 4446, Page 423; Judgment for TVA of record in Book 4535, Page 351; Easement Granted to Crossman Communities of Tennessee, LLC, for the purpose of sewer lines, storm drainage facilities and lift station of record in Instrument No. 20000906-088271; Easement granted to Crossman Communities of Tennessee, LLC for the purpose of a 6 inch force main sewer line of record in Instrument No. 20000906-0888272; Easement for Sanitary Sewer and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20001030-0107415; Reservation for a Graveyard and Right-of-Way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, Page 302 and in Book 1101, Page 457, and any and all matters as shown on plat of record in Instrument No. 20020515-0059732; all in the Register's Office of Davidson County, Tennessee.

Matters shown on the un-recorded survey of Christopher L. White, TN RLS 1569, dated January 21, 2000, and last revised July 27, 2000.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 ☒ property, known as 1605 London Garden Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 02 day of June, 2007.

Brad Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brad Knight, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of June, 2007.

Commission expires: 9.20.08

Crystal C Van Meter
Notary Public

File Number: 270501614

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

CRYSTAL C. VAN METER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 20, 2008