Davidson County DEEDQC
Recvd: 11/27/07 11:10 4 pgs
Fees:22.00 Taxes:0.00

20071127-0137584

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5409 Maryland Way
Suite 105
Brentwood, TN 37027
615/377-9370

STATE OF FLORIDA
COUNTY OF Volusia

The actual consideration for this transfer is none.

Richard Hanley
Affiant

Sworn to and subscribed before me this 7 day of November, 2007.

Notary Public

My Commission Expires:

JOLENE FAUCETTE
Notary Public, State of Florida
Commission# DD696425
My comm. expires July 18, 2011

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Nancy Smith 23 Wildwood Trail Ormond Beach, FL 32174	Same	172-1-D-410 CO

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD HANLEY and wife, ELIZABETH HANLEY,** hereby quitclaim

unto **NANCY SMITH,** an unmarried woman as her sole and separate property, all the interest they may possess in the following parcel of land located in Davidson County, described as follows:

A CERTAIN tract or parcel of land in Davidson County, Tennessee, as follows: being Unit S-8 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2007 Davidson County Taxes are assumed by the Grantee; and

2. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B2 and B5 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 and as shown as Exhibit A & B, in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office; and

5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Registers' Office; and

6. Stormwater Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, in said Register's Office; and

7. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, in said Register's Office; and

8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in said Register's Office; and

9. Charter of the Lenox Village Town Center Association, Inc. of record as Instrument No. 20031016-0153550 in said Register's Office; and

10. Subject to any and all zoning regulations, building restriction, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING the same property conveyed to Richard Hanley and wife, Elizabeth Hanley, as joint tenants with right of survivorship, by Amanda Lynn Marie Broderick of record at Instrument No. 20070619-0073428, Register's Office, Davidson County, Tennessee.

This is improved property identified as 7233 Althorp Way, #S-8, Nashville, Tennessee, 37211.

IN WITNESS WHEREOF, RICHARD HANLEY and wife, ELIZABETH HANLEY, have executed this Quitclaim Deed as of the 7 day of November, 2007.

Richard Hanley
RICHARD HANLEY

Elizabeth A. Hanley
ELIZABETH HANLEY

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD HANLEY and wife, ELIZABETH HANLEY** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand this 7 day of November, 2007.

Notary Public

My Commission Expires:

JOLENE FAUCETTE
Notary Public, State of Florida
Commission# DD696425
My comm. expires July 18, 2011