Davidson County DEEDQC
Recvd: 01/28/08 08:43 2 pgs
Fees:12.00 Taxes:0.00

20080128-0008342

# QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Amy J. Simpson (now known as Amy J. Frank)** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Amy J. Frank and husband, Timothy J. Frank** his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit No. 22 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 a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime 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 as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collevtively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to Amy J. Simpson, unmarried by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 20040305-0025610, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Instrument Number 20031009-0150242, Register's Office for Davidson County, Tennessee.**

**Subject to restrictive covenants of record in Instrument Number 20000607-0056981; Instrument Number 20001011-0101044; Instrument Number 20020725-0089575; and Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.**

**Subject to any Easements/Agreements of record in Book 8332, page 982, and Instrument Numbers 20000612-0058346 and 20000419-0039023; Register's Office for Davidson County, Tennessee.**

**Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.**

**Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-0101044; Instrument Number 20001013-0102000, and Instrument Number 20020222-0022863, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**The deed was prepared without benefit of a title examination. The preparer makes to representations to the accuracy or validity of the title.**

-continued-

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 16th day of January, 2008.

Amy J. Frank

**State of Tennessee**
**County of Rutherford**

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Amy J. Frank** the within named Grantor(s), with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that ~~he~~ She executed the within instrument for the purposes contained.

Witness my hand, this 16th Day of **January, 2008.**

My Commission Expires 3-20-10

Notary Public

Notary Seal present, but could not be reproduced.

**The actual consideration for this transfer is –0-**

Affiant

Bill Garrett
Davidson County Register of Deeds

Sworn and subscribed to me this 16th day of **January, 2008.**

My Commission Expires: 3-20-10

Notary Public

Prepared by: Service Escrow & Title, Inc., 6001 Jackson Square Blvd. #700, Lavergne, TN 37086

Send Tax Bills: Countrywide Home Loans 2021 N. Gallatin Road Ste 292, Madison, TN 37115

Map ~~122I A Parcel 43~~3 122010A 43300

Address of New Owner: Amy J. Frank 139 Antler Ridge Circle, Nashville, TN 37214

Improved property known as: 139 Antler Ridge Circle, Nashville, TN 37214

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds