Prepared By & Return To:
Infinity Title,LLC.
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0365

Davidson County DEEDQC
Recvd: 03/05/08 13:47 4 pgs
Fees:22.00 Taxes:0.00
20080305-0022216

QUITCLAIM DEED

Property Address

NEW OWNER:
Jodi N. Horne
7734 Porter House DR
Nashville, TN 37211

SEND TAX BILLS TO:
Jodi N. Horne
7734 Porter House DR
Nashville, TN 37211

MAP & PARCEL:
173090A 16300 CO

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, **Jodi N. Horne,** hereinafter referred to as the GRANTOR, does hereby quitclaim and convey unto **Jodi N. Horne and husband, David Wagner,** hereinafter referred to as GRANTEE, all right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

Being part of the same property vested in NVR Inc., A Virginia Corporation, T/A Ryan Homes, by Warranty Deed, from Lenox Village 1 LLC, of record in Instrument No. 20031215-0179070, Register's Office for Davidson County, Tennessee, dated December 11,2003.

Being the same property conveyed to Jodi N. Horne on 05/04/2004, by deed from NVR, Inc., filed for record on 05/19/2004, in Instrument No. 20040519-0058886, Register's Office for Davidson County, Tennessee.

See attached Exhibit A

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 28th day of February, 2008.

Jodi N Horne
Jodi N. Horne

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jodi N. Horne** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for

the purpose therein contained.

Witness my hand at office this 28th day of February, 2008.

Notary Public

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expiration

My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2008.

Notary Public

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expiration

My Commission Expires MAR. 7, 2011

EXHIBIT A

Being Lot 230, as shown on the Plan of Revision Two, Section Two, LENOX VILLAGE, of record in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property vested in NVR Inc. A Virginia Corporation, T/A Ryan Homes, by Warranty Deed, from Lenox Village I LLC, of record in Instrument No. 20031215-0179070, Register's Office for Davidson County, Tennessee, dated December 11, 2003.

This conveyance is made subject to:

LENOX VILLAGE TOWNS SEC. TWO

a. Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

b. All matters on the plan of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032825 and 20021226-0158458 and 20021226-0158459 and 20020911-0110906, Register's Office for Davidson County, Tennessee.

d. Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

e. Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

f. Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230 and Book 7985, Page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

g. Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

h. Easement for stowmwater detention of record in Instrument No. 20020408-0042676, and in Book 7361 Page 230, Register's Office for Davidson County, Tennessee.

i. Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

j. Access Easement as retained by Lord's Chapel Church in deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

k. Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

l. Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

m. Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

n. Rights of others in and to the common areas of Lenox Village

o. Easement for Right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

p. All matters as set out on the plan of record in Book 421 page 146, Register's Office for Davidson County, Tennessee.

q. Easement of record in Instrument No. 20020408-0042676 and 20011129-0130322, said Register's Office.

r. Easement for Sanitary Sewer and/or Strom Water Detention Agreements, of record in Book 7361, Page 230, Book 7985, Page 449 and as Instrument No. 20010918-0100850, said Register's Office.

s. Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Being the same property conveyed to Jodi N. Horne on 05/04/2004, by deed from NVR, Inc., filed for record on 05/19/2004, in Instrument No. 20040519-0058886, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.