Davidson County DEEDQC
Recvd: 03/27/08 14:39 2 pgs
Fees:12.00 Taxes:0.00
20080327-0030942

This Instrument Was Prepared By:
Tommy Edmondson – Attorney at Law
800 Broadway 3rd floor
Nashville, Tennessee 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(G).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Carol Arvin et al 4853 Peninsula Pointe Dr. Hermitage, TN 37076	SAME	Map 086-14-O-C Parcel 003.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Terry Keith Collier, Trustee of the Luther Collier Revocable Living Trust Agreement dated the 3rd day of November, 1995("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto Carol Arvin, Randall Romans, and Wayne Romans Burkhart (collectively "Grantees"), their heirs and assigns, all of the right, title and interest in and to a certain tract of land in Davidson County, State of Tennessee, described more particularly as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 3 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument #20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luther Collier and wife, Margrette Collier, by deed from Richard A. Nelson of record in Instrument #20030910-0131861, Register's Office for Davidson County, Tennessee; the said Margrette Collier having since died (June 15th, 2007); and the said Luther Collier having since died (September 12th, 2007), leaving a Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee – Probate Division (08P281) for the purpose of establishing a muniment of title pursuant to TENN. CODE ANN. § 32-2-111 and 32-5-109, as of record in Instrument #20080304-0021810, Register's Office for Davidson County, Tennessee, which devised said property to the Luther Collier Revocable Living Trust Agreement dated the 3rd day of November 1995.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument #20011005-0108857, and Master Deed, By-Laws & Charter of record in Instrument #20011005-0108857, and Charter of record in Instrument #20011005-0108856, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Instrument #20010710-0073194, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property, known as 3911 Dodson Chapel, Unit #3, Hermitage, TN 37076
(House Number) (Street) (City) (State) (Postal Zip)

Information provided by the parties. No title search has been performed and no insurance is afforded. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of MARCH, 2008.

Terry Keith Collier, Trustee
LUTHER COLLIER REVOCABLE LIVING
TRUST AGREEMENT
DATED THE 3RD DAY OF NOVEMBER 1995

ACKNOWLEDGEMENT

STATE OF FLORIDA)
)
COUNTY OF Highlands)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Terry Keith Collier, Trustee of the Luther Collier Revocable Living Trust Agreement dated the 3rd Day of November, 1995, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sebring, Florida, this 19 day of March, 2008.

Sandra C Hurner
Notary Public
My Commission Expires: June 11, 2011

SANDRA C. HURNER
Notary Public, State of Florida
My comm. expires June 11, 2011
Comm. No. DD 684412