Davidson County DEEDQC
Recvd: 05/12/08 14:05 2 pgs
Fees:12.00 Taxes:0.00

20080512-0048840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$ 10.00 (Ten Dollars)

Affiant

Subscribed and sworn to before me on this
17th day of April, 2008.

Notary Public

MICAH WOOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2010

My Commission Expires:

This Instrument Was Prepared By:

Terri B. Lankford
Leitner, Williams, Dooley & Napolitan
Bank of America Plaza
414 Union Street, Suite 1900
Nashville, Tennessee 37219-1782

Address New Owner as Follows:	Send Tax Bills to:	Map – Parcel #
Kari A. Irons 8682 Gauphin Place Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-1-456.00-CO

QUITCLAIM DEED

THIS INDENTURE, made this the 16th day of April, 2006, between Andrew T. Irons, in the State of Tennessee, County of Davidson, Transferor, and Kari A. Irons, in the State of Tennessee, County of Davison, Transferee,

WITNESSETH: That the Transferor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Transferee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever QUIT-CLAIM unto Transferee, her heirs, successors, and assigns his entire right, title, and interest in and to a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 395 as shown on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20050823-0100539, in the Register's Office for Davidson County, Tennessee.

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

1. 2006 Davidson County taxes have been prorated by the parties and are assumed by Grantee; and

2. Matters shown on plat or record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee; and

3. Declaration of Charter Easements, Covenants and Restrictions of record as Instrument No. 20020315-0032826 in said Register's Office; and

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

5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and

6. Stormwater Detection Agreement of record as Instrument No. 20020408-0042676 in said Register's Office; and

7. Restrictive Covenant for Detached Structure of record as Instrument No. 20050726-0086901 in said Register's Office; and

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

This property is also known as improved property located at 8682 Gauphin Place, Nashville, TN 37211.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY ON INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER AS TO THE CORRECTNESS OF THE SAME OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED AND THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE OPINION.

This instrument and the interest hereby released and quitclaimed is subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESSETH my hand this 17th day of April, 2008.

ANDREW T. IRONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me on this 17th of April, 2008.

NOTARY PUBLIC

MICAH WOOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010