Davidson County DEEDQC
Recvd: 02/18/09 10:55 3 pgs
Fees:17.00 Taxes:0.00
20090218-0013634

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden, Lewis & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

Angela Weeks
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me,
this 24th day of August, 2008.

Cynthia W. Shaw
NOTARY PUBLIC
My Commission Expires: 2/23/2011

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Ian Robertson 8226 Persia Way Nashville, Tennessee 37211	Same	172-12-D-480 CO

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, **Talia Robertson**, by these presents do hereby quitclaim and convey unto **Ian Robertson**, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 526 as shown on the Final Plat of the Town Center Homes at Lenox Village, Section Three, of record in Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ian Robertson & Talia Robertson from Regent Homes, LLC, a Tennessee limited liability company from of record as Instrument No 20061212-0153473, in the Register's Office for Davidson County, Tennessee; being a portion fo the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20060511-0055508, 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 paid by Grantor; 2007 and subsequent taxes are assumed by the Grantees: and

2. Matters shown on plan of record as Instrument No. 20060118-0006550 and a s Exhibit of Instrument No. 20060120-0007914, as corrected by Instrument No. 200060221-0020352 and Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-00132825 as made applicable by Instrument No. 20060120-0007913 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 and made applicable by Instrument No.20060120-0007914, Register's Office for Davidson County, Tennessee; 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. 20031212-0178492, as made applicable to subject property by Instrument No. 20060120-0007914 in said Register's Office; and

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

7. Storm water Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office; and

8. Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed of record in Book 3399, page 425, subsequently defined in a Quitclaim Deed or record in Book 5332, page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, page 866, in said Register's Office; and

9. 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 improved property located at 8226 Persia Way, Nashville, Tennessee 37211.

WITNESS my hand this 24th day of August, 2008.

Talia Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talia Robertson, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th of September, 2008.

CLARA MUNDY CROUCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-24-10