PICK-UP

Davidson County DEEDQC
Recvd: 02/25/09 12:35 2 pgs
Fees:12.00 Taxes:0.00
20090225-0016577

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Brenda Ann Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2009.

June Lewis Gossien
Notary Public

JUNE LEWIS GOSSIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Daniel Michael Tidwell, Jr. 5922 Stonebrook Drive Brentwood, TN 37027	Same	Map 171-02-0-A Parcel 039CO FB #06DU-82364

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BRENDA A. TIDWELL, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM, TRANSFER AND CONVEY UNTO DANIEL MICHAEL TIDWELL, JR., TRUSTEE, HEREINAFTER CALLED THE GRANTEE, AND ITS ASSIGNS, ALL OF ITS RIGHTS, TITLE, AND INTEREST IN CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 39 on the Plan of Condominium Site Plan, Phase 2, Brentwood Villa Condominiums, A Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, and rerecorded in Book 7143, Page 18, and further amended in Book 7266, Page 84, and Book 7423, Page 574, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Brentwood Villa Condominiums, of record in Book 6900, Page 185, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brenda A. Tidwell, by Deed from James C. Jarrell and wife, Margaret L. Jarrell, of record in Book 11273, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 5922 Stonebrook Drive, Brentwood, Tennessee 37027.

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.

Witness my/our hand(s) this the 19 day of February, 2009.

Brenda A. Tidwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda A. Tidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19th day of February, 2009.

Notary Public

JUNE LEWIS GOSTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Prepared by and Return to:

Steven L. Lefkovitz
Lefkovitz & Lefkovitz
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Nashville, TN 37219
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