QUIT CLAIM DEED

The Grantor and Grantee herein acknowledge that this document was prepared without the benefit of a title search.

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Lydia K Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
Pamela B. Mathenet
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Megan Bradt, Attorney
2820 Hazelwood Dr., #B5
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia K. Yates	JPMorgan Chase Bank	161-9-A-14.00
(NAME)	(NAME)	
5446 Edmondson Pike	1400 E. Newport Center Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John W. Penland IV, unmarried** , HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO **Lydia K. Yates, unmarried** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Townhome Unit No. 5446 as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 2008117-0005582 in the Register's Office for Davidson County, Tennessee, said Units also being shown as part of Exhibit "E" to said Master Deed.

This being the same property conveyed to Lydia K. Yates and John W. Penland, IV, both unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 31, 2008, filed of record on August 5, 2008, in Instrument No. 20080805-0080679, in the aforesaid Register's Office.

Subject to all matters shown on Exhibit "E" to Master Deed establishing Brighton Village, of record as Instrument No. 20080117-0005582, in the Register's Office for Davidson County, Tennessee.

Subject to Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee.

Subject to Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.

Subject to Driveway Easement as disclosed by instruments of record in Book 7233, Page 438, and Book 7416, page 47, in said Register's Office.

Subject to Stormwater **Detention Agreement of record as Instrument No. 20061027-0133549 and as Instrument No. 20071121-0136366, Register's Office for said County.**

Subject to Easement for sanitary sewers and /or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office.

Subject to the Horizontal Property regime established pursuant to 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 requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, reservations, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument 20080117-0005582, in the Register's Office for Davidson county, Tennessee as amended.

Subject to Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090038914 DEEDQC
Recvd: 06/11/09 09:54 2 pgs
Fees:12.00 Taxes:0.00

20090611-0054122

unimproved ☐
This is improved ☒ property, known as 5446 Edmondson Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

John W. Penland IV

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John W. Penland, IV, 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/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires:

PAMELA B. MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

LTE File #: 10968