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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 9th day of September, 2009.

Notary Public

My Commission expires: 1/21/13

**This instrument was prepared by:**

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

| **Address New Owner as Follows:** | **Send Tax Bills to:** | **Map-Parcel Numbers:** |
|---|---|---|
| **THE ANNE S. STUNDL REVOCABLE LIVING TRUST**<br>**1222 Chickadee Circle**<br>**Hermitage, Tennessee 37076** | **ANNE S. STUNDL, Trustee of THE ANNE S. STUNDL REVOCABLE LIVING TRUST**<br>**1222 Chickadee Circle**<br>**Hermitage, Tennessee 37076** | **098 6-0-B/029.00 CO** |

## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Anne S. Stundl, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Anne S. Stundl, Trustee, and her successors in trust, of THE ANNE S. STUNDL REVOCABLE LIVING TRUST, its successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit A of Lot 56D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of recorded in Instrument Number 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133987 and seen Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same land conveyed to Anne S. Stundl from Frank Batson Homes, Inc. by Warranty Deed dated December 1, 2006, of record as Instrument Number 20061205-0149838, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; and Instrument 20061004-0122802, said Register's Office.

THIS conveyance is subject to (1) all matters appearing on the Plan of record in Instrument 20051104-0133987, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (2) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office (3) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's



BILL GARRETT, Davidson County
Trans:T20090062749 DEEDQC
Recvd: 09/14/09 11:54 2 pgs
Fees:12.00 Taxes:0.00
20090914-0085610

Office; (4) Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

THIS is improved property known as: 1222 Chickadee Circle, Hermitage, Tennessee 37076

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 9th day of September, 2009.

Anne S. Stundl
ANNE S. STUNDL

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne S. Stundl, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Hermitage, Tennessee, this 9th day of September, 2009.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1/7/13

*The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.*