BILL GARRETT, Davidson County
Trans:T20090077396 DEEDQC
Recvd: 11/13/09 10:52 2 pgs
Fees:12.00 Taxes:0.00
20091113-0104743

FROM **Lance K. Tower, unmarried**
TO **Janita P. Tower, unmarried**

QUITCLAIM DEED

Address of New Owner:
Janita P. Tower
224 Pepper Ridge Cir
Antioch, TN 37013

Send Tax Bills To:
Regions Mortgage
2050 Parkway Office Cir
Birmingham, AL 35244

Map & Parcel:
149050A022400CO

Prepared By:
Advantage Title and Escrow
3325 Aspen Grove Drive Suite 202
Franklin, Tennessee 37067

Prepared from information
furnished by the parties hereto

After recording return to:
Advantage Title & Escrow
2000 Mallory Lane, Suite 130
Box 523
Franklin, Tennessee 37067

STACEY PURSER
Notary Public, State of Texas
My Commission Expires
May 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value,
whichever greater, for this transaction is
$ - 0 -

Affiant

Subscribed and sworn to before me this
the 29 day of Oct, 2009.

Notary Public
My Commission Expires: 29 MAY 2013

I, **Lance K. Tower**, do hereby quitclaim to **Janita P. Tower,** her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Unit No. 224 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located off Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase III, recorded as "Exhibit A" to Second Annexation of Land of record in Book 7779, Page 48, as amended by Plat in Book 7900, Page 42, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, said Register's Office, and by Second Annexation of Land of record in Book 7779, Page 48, said Register's Office, are incorporated in this Deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Janita P. Tower, unmarried and Lance K. Tower, unmarried of record in Instrument no. 20060911-0112463, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Pepper Ridge Circle Antioch, TN 37013.

Witness my hand(s) this the 27 day of Oct, 2009.

Lance K. Tower

STATE OF Texas

COUNTY OF Bell

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lance K. Tower**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of Oct, 2009.

Stacey Purser
Notary Public

STACEY PURSER
Notary Public, State of Texas
My Commission Expires
May 29, 2013