BILL GARRETT, Davidson County
Trans:T20100004618 DEEDQC
Recvd: 01/25/10 10:48 2 pgs
Fees:12.00 Taxes:0.00
20100125-0006081

This Instrument Prepared By:
Kristen B. Amonette
Dodson Parker Behm & Capparella, PC
1310 6th Avenue North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Cara H. Derrick 705 Sherbrooke Court Nashville, Tennessee 37211	Same	180-040-A-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PATRICK DERRICK** (hereinafter "Grantor"), does hereby assign, transfer, convey and quitclaim unto **CARA H. DERRICK** (hereinafter "Grantee") any and all interest he has or may have in certain real estate located in Davidson County, Tennessee, which is described as follows:

Land in Davidson County Tennessee being Lot No. 19 on the Plan of Highland Creek, Section One, of record in Plat Book 9700, Page 959 and 960 Register's Office for said County to which reference is made for a more complete description.

Subject to Declarations, Covenants Conditions and Restrictive Covenants of record in Book 11568, Page 311 as amended in Instrument No. 200004130037474; By Laws of record in Book 11568, Page 301; conveyance of Common Areas to Homeowner's Association of record in Instrument No. 20031014-0151693; All matters shown on the plan of record in Book 9700, Page 959 and 960 Easement Agreement of record in Instrument No. 2000006220062243 Storm Water Detention Agreement in Book 11338, Page 738 Easement for ingress-egress in Book 5266, Page 40 Easements for Sanitary sewers and or storm drainage in book 10419 pages 470-504 and 516 Book 10316 page 569 and book 10569 page 732 Register's Office.

BEING the same property conveyed to Patrick R. Derrick, married and Cara H. Derick, married, by Homesales, Inc. of record in Instrument No. 20080618-0062646, Register of Deeds Office for Davidson County, Tennessee.

This property is improved property located at 705 Sherbrooke Court, Nashville, Tennessee 37211.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED

HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 21 day of January, 2010.

PATRICK DERRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK DERRICK**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21 day of January, 2010.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires SEPT. 7, 2010

This conveyance is exempt from the recordation tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(E).

PATRICK DERRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK DERRICK**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of January, 2010.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires SEPT. 7, 2010