(1)

BILL GARRETT, Davidson County
Trans: T20100009836 DEEDQC
Recvd: 02/18/10 15:00 2 pgs
Fees: 12.00 Taxes: 0.00
20100218-0012538

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11th DAY OF February, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03367 BROOKS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew L. Brooks and Darcie J. Brooks	Same	141060C01700CO
3621 Crossbrooke Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH SONTAG, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ANDREW L. BROOKS AND WIFE DARCIE J. BROOKS*

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3621 Crossbrooke Drive, Nashville, TN 37221

Witness our hand on this 10th day of February 20 10

Joseph Sontag

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Joseph Sontag, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Joseph Sontag executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Schriever AFB Colorado, this 10th day of February 20 10

Notary Public

My Commission Expires: 30 June 2013

BETTY J SANSONE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06-30-2013

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 45, FINAL PLAT, RIVERBRIDGE COMMUNITY, PHASE 1A, as shown on plat of record in Instrument No. 20030213-0019997, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Sontag, a married man, and Darcie J. Sontag*, an unmarried woman, as Joint Tenants with Right of Survivorship by Warranty Deed from Shannon Chiders and husband, Jason Childers, recorded on the 14th day of September, 2005 in Instrument No. 20050914-0110747, in the Register's Office of Davidson County, Tennessee.

*Darcie J. Sontag having since married Andrew J. Brooks and is now known as Darcie J. Brooks.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RIVERBRIDGE COMMUNITY, PHASE 1A, as recorded in Instrument No. 20030213-0019997, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement granted to Nashville, Chattanooga and St. Louis Railway by instrument recorded in Book 1298, Page 244.

f. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument recorded in Book 7601, Page 415.

g. Easement for flow of the waters of the Harpeth River and the rights of the public therein.

h. Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.

i. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.