(3)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20100010138 DEEDQC
Recvd: 02/19/10 14:19 2 pgs
Fees: 12.00 Taxes: 0.00
20100219-0012985

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16th DAY OF February, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03342 LUSK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brad M. Lusk	Same	161-16A-97.00 CO
5845 Nolensville Road #323	2408 Ninth Ave South	
Nashville, TN 37211	Nashville TN 37204	

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,

BRAD M. LUSK AND RICHARD M. TATUM JR.*

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

LUSK TATUM PROPERTIES, LLC

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 5845 Nolensville Road #323, Nashville, TN 37211

Witness our hand on this 16 day of February, 2010

Brad M. Lusk

Kristin G. Lusk

Richard M. Tatum Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2010

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 97 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad M. Lusk, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 21st day of July, 2005 in Instrument No. 20050721-0084684, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brad M. Lusk and Richard M. Tatum by Quitclaim Deed from Brad M. Lusk and wife, Kristin G. Lusk of Record in Instrument #20130219-0012983 and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

Brad M. Lusk having since married Kristin G. Lusk
Kristin G. Lusk joins in this conveyance to convey any marital interest she may have in subject property.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

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 SOUTHMARK, as recorded in Plat Book 7900, Page(s) 38, 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 as recorded in Book 8064, Page 815 and Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, rerecorded in 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112 , 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. Charter of Homeowners Association recorded at Instrument No. 20040316-0029917.

F. Easement for Ingress/Egress, recorded in Book 8064, Page 831 and Instrument No. 20000114-0004981.

G. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

H. Easement for Utilities, recorded in Instrument No. 20040917-0112429.

I. Storm Water Detention Agreement recorded at Instrument No. 20030903-0127692.

J. Trust Agreement recorded at Instrument No. 20070205-0015086.