This Instrument Prepared by and Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100019401 DEEDQC
Recvd: 04/05/10 11:09 2 pgs
Fees:12.00 Taxes:0.00
20100405-0024904

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Nestor S. Ilagan	Nestor S. Ilagan	114-8-C-140.00 CO
7277 Charlotte Pk, Unit 325	7277 Charlotte Pk, Unit 325	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nestor S. Ilagan**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Nestor S. Ilagan and wife, Olivia D. Ilagan**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Dickson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 136, WEST PARK, PHASE 3, as shown on plat of record in Instrument No. 20060202-0012968, and as shown on Second Supplement to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060202-0013378, 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 Nestor S. Ilagan by Warranty Deed from Federal National Mortgage Association recorded April 5, 2010 in Instrument Number 20100405 0024903, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, PHASE 3, as recorded in Instrument No. 20060202-0012968 and Boundary Plat recorded at Instrument No. 20040624-0075136, 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).

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20040304-0024541, 20041221-0151636, 20050222-0018812 and 20060202-0013378 , 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). Easement for Overhang, recorded in Book 6301, Page 684.

Stormwater Detention Agreement, recorded at Instrument No. 20030530-0073233. Notice of Option Contract, recorded at Instrument No. 20090831-0081248.

This conveyance is subject to any and all existing restrictions and easements of record if any.

Unimproved ( )
This is improved (x) property, known as 7277 Charlotte Pike, Unit 325, Nashville, TN 37209.

Witness my hand this 25th day of March, 2010.

Nestor S. Ilagan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nestor S. Ilagan, 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, at office, this 25th day of March, 2010.

Notary Public

My Commission Expires: 09-17-11

SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

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 before me, the undersigned, this 25th day of March, 2010.

Notary Public

My Commission Expires: 09-17-11

SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.