BILL GARRETT, Davidson County
Trans:T20100028615 DEEDQC
Recvd: 05/12/10 13:32 3 pgs
Fees:17.00 Taxes:0.00
20100512-0036589

QUITCLAIM DEED

From: Carly Rose Sexton

To: Jonathan D. Sexton

This instrument prepared by:
Michael W. Binkley
509 New Highway 96 West, Suite 201
Franklin, Tennessee 37064

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
8496 Beautiful Valley Drive Nashville, TN 37221	Same	104-024-B-335.00 CO

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jonathan David Sexton v. Carly Rose Sexton, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-2208, and that there was no other consideration given for the transfer.

Affiant – Jonathan D. Sexton

SUBSCRIBED AND SWORN TO before me this 6 day of May, 2010.

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: January 9, 2012

This transaction is exempt from tax under the provisions of T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled Jonathan David Sexton v. Carly Rose Sexton, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-2208, Carly Rose Sexton (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Jonathan D. Sexton (the "Grantee") all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

A certain condominium located in Davidson County, Tennessee, being Unit No. 335 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in

Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Jon D. Sexton, married, by Warranty Deed from Bristol West End Ventures, Inc., of record as Instrument No. 20071204-0140405 dated December 4, 2007, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County Taxes are assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B".
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The above description is the same as in the previous deed of record.

This property is also known as improved property located at 3000 Vanderbilt Place, #335, Nashville, Tennessee 37212.

WITNESS my hand this 10 day of May, 2010.

Carly Rose Sexton

CARLY ROSE SEXTON

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED THEREOF.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Carly Rose Sexton, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of May, 2010.



NOTARY PUBLIC
My Commission Expires: January 9, 2012