BILL GARRETT, Davidson County
Trans:T20100028615 DEEDQC
Recvd: 05/12/10 13:33 3 pgs
Fees:17.00 Taxes:0.00
20100512-0036590

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	126-15-0-A-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

DAVID AUSTINO SANDOVAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

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"):

Being Lot 28, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan D. Sexton, married, by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, recorded in Instrument No. 20050610-0066721, dated June 10, 2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Tennessee Contractors, Inc. dated November 15, 2004, recorded in Instrument No. 20041117-0138165, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Tennessee Contractors, Inc. by deed from Branstetter Family Partners and Cecil D. Branstetter recorded October 4, 2002 in Instrument No. 20021004-0121386, Register's Office for Davidson County, Tennessee. This conveyance is made subject to:

Taxes and assessments for the year 2010, and subsequent years, which are a lien and not yet due and payable.
Declaration of Covenants, Conditions, and Restrictions for Proposed Boone Farm at Biltmore of record in Book 7265, Page 657.
Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument Number 20000126-0008529; Declarations of Covenants, Conditions and Restrictions for Boone Trace of record as Instrument Number 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, of record as Instrument Number 20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument Number 20011119-0126832, Register's Office for Davidson County, Tennessee.
But OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
Instrument Number 20010717-0075902 purports to be the only restrictions governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, Page 657; and Instrument Number 20010717-0075902 purports to be the only restrictions governing Boone Instrument Number 20000126-0008529 Register's Office for Davidson County, Tennessee.
Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
Subject to lien for special assessments as contained in restrictions.
Subject to rights of others in and to the common areas and elements.
Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.
Subject to all matters on the Plan of Boone Trace Section 8, Phase 2, Beautiful Valley Drive at Settler's Way of record as Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee.
Conveyance of common areas by Quitclaim Deed from NVR, Inc. D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.
Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420, Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee.
Subject to a Storm Water Detention Agreement as of record as Instrument Number 20001120-0114598, Register's Office for Davidson County, Tennessee.
Subject to a Storm Water Detention Agreement as of record as Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040406-0038745, Instrument Number 20040204-0013636, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

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

This property is also known as improved property located at 8496 Beautiful Valley Drive, Lot 28, Beautiful Valley, Nashville, Tennessee 37221.

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.

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: January 9, 2010