THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN 37211
(615) 834-4300

BILL GARRETT, Davidson County
Trans:T20100055169 DEEDQC
Recvd: 09/02/10 13:44 2 pgs
Fees:12.00 Taxes:0.00
20100902-0069969

QUITCLIAM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Jonathan E. Grote & LeeAnne Joy Kern 1129 Shire Drive Antioch, TN 37013	Same	174-01-0A-115.00 CO

For and in consideration of $10.00, the receipt of which is hereby acknowledge, Jonathan E. Grote by these presents do hereby convey unto LeeAnne Joy Kern. Henceforth Jonathan E. Grote and LeeAnne Joy Kern shall hold this real property as tenants in common with the right of survivorship, their heirs and assigns, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being descried as follows, to wit:

BEING all of Lot No. Two Hundred Thirty Eight (238) on the Final Plat, Rivendell Woods, Phase I, Section II, according to the plat and survey of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jonathan E. Grote and wife Suzanne L. Grote, by deed from Ole South Properties, Inc., dated September 23, 2009, appearing of record in Instrument Number 20090929-0090124, of the Register's Office of Davidson County, Tennessee. Suzanne L. Grote died on March 30, 2010.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, as amended of record in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416; as amended of record in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016; and in Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Charter of Rivendell Woods Townhomes Homeowners Association, Inc., of record in Instrument Number 20081031-0108933; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935; all of said Register's Office.

This conveyance is subject to any and all outstanding indebtedness.

This is improved property known as 1129 Shire Drive, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is great, for this transfer is -0-.

Affiant

Sworn to and subscribed before me, a Notary Public, on this the 12 day of August, 2010

My Commission Expires:

3-4-2013

MARTHA CHILD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as my affect the premises.

Witness my hand this the 12th day of August, 2010.

Jonathan E. Grote

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jonathan E. Grote, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12 day of August, 2010.

My Commission Expires:

3-4-2013

Notary Public

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013