QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100067941 DEEDQC
Recvd: 10/26/10 15:24 3 pgs
Fees:17.00 Taxes:0.00
20101026-0085763

THIS INSTRUMENT WAS PREPARED BY:
A. Stuart Grimson
Kay Griffin Enkema, PLLC
222 2nd Avenue North, Suite 340-M
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel #:
2349 Alteras Dr. Nashville, TN 37211	Same address as New Owner	173-9-A-598.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey R. Tanner, hereinafter the "**GRANTOR**", does hereby quitclaim and convey unto Julie Anne C. Tanner, hereinafter called "**GRANTEE**", her heirs and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 572 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.
>
> Being the same property conveyed to Jeffrey R. Tanner and Julie Anne Tanner, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20070814-0097164 in the Register's Office for Davidson County, Tennessee.
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> Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lenox Village I, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070411-0043234 in the Register's Office for Davidson County, Tennessee.
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> The conveyance of the above-described parcel of land is subject to the following:
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> 1. 2010 Davidson County Taxes shall be paid by the Grantor and Grantee; 2011 taxes and beyond are assumed by Grantee; and
> 2. Matters shown on Plan of record as Instrument No. 20060824-0104608 of the Register's Office; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382 in said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office; and
5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and
6. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office; and
7. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 in said Register's Office; and
8. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579 in said Register's Office; and
9. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.
10. 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.

This property is also known as improved property located at 2349 Alteras Dr. Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on Next Page]

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 26th day of October, 2010.

GRANTOR:

JEFFREY R. TANNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY R. TANNER**, the within named party, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes contained therein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Witness my hand and official seal, this the 26th day of October, 2010.

NOTARY PUBLIC

AMY SANSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/10/12