File No. 290200375

QUITCLAIM DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110001904 DEEDQC
Recvd: 01/10/11 11:00 2 pgs
Fees:12.00 Taxes:0.00
20110110-0002617

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy S. Smith	BAC Home Loans Servicing, LP	122-01-0A-408.00CO
(NAME)	(NAME)	
3227 Lakeshore Drive	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138	Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jeremy S. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Jeremy S. Smith and wife, Rachel Newman-Smith, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 74, Woodland Pointe, Phase 9, as shown on the Exhibit B to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes,, a Horizontal Property Regime with Private elements, of record in Instrument number 20020725-0089575 and further in Instrument number 20001011-0101044, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy S. Smith by Deed from Erin Longmire-O'Neal and Husband Patrick O'Neal, of record in Instrument No. 20090306-0020255, Register's Office for said County.

Restrictive Covenants of record in Instrument Nos. 20001011-0101044 and 20080521-0052236 and 20000607-0056981; By-Laws as shown in Instrument No. 20080104-0001237 and 20020725-0089575; HOA Charter as shown in Instrument Nos. 20001013-0102000 & 20020222-0022863, Register's Office of said County.

Landscape Easement as shown of record in Instrument No. 20000612-0058346, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 269 Buck Run Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 27th day of February, 2009.

Jeremy S. Smith

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeremy S. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of December, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 290200375

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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COUNTY OF WILSON