(1)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110006465 DEEDQC
Recvd: 02/01/11 13:58 2 pgs
Fees:12.00 Taxes:0.00

20110201-0008942

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Cory Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF January, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03833 HUTSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kristi Kay Hutson and Helen A. Messer	same	04103003800
4212 Cecil Court S		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KRISTI K. HUTSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

KRISTI KAY HUTSON AN UNMARRIED WOMAN AND HELEN A. MESSER AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 4212 Cecil Court S, Nashville, TN 37207

Witness my hand on this 24 day of January, 2011

Kristi K. Hutson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Kirsti K. Hutson and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Kirsti K. Hutson and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24 day of January, 2011

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, PLAN OF CRESTMONT ESTATES, as shown on plat of record in Plat Book 4675, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from James T. McLean and wife, Carole L. McLean to Cullum C. Hutson and wife, Gail R. Hutson as recorded on the 2nd day of September, 1975 in Deed Book 4947, Page 193; Quitclaim Deed from Cullum C. Hutson to Kristi K. Hutson as recorded on the 4th day of March, 1998 in Deed Book 10823, Page 535 and Quitclaim Deed from Cullum C. Hutson to Kristi K. Hutson as recorded on the 17th day of May, 2001 in Instrument No. 20010517-0051390, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CRESTMONT ESTATES, as recorded in Plat Book 4675, Page(s) 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4749, Page 402 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).