PICK-UP

PREPARED BY:
M. ROBB THOMPSON
213 3rd Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110015940 DEEDQC
Recvd: 03/17/11 13:13 4 pgs
Fees:22.00 Taxes:0.00
20110317-0021072

FROM: ROBERT L. JARRATT

TO: JACQUELINE B. JARRATT

Send Tax Statements To: Map and Parcel No:
Owner
JACQUELINE B. JARRATT 126160A485.00CO
920 Falling Water Court
Nashville, TN 37221

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce, Docket No. 09D-2698, entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee. I, **Robert L. Jarratt**, hereby transfer and by these presents do remise, release and quitclaim unto, **Jacqueline B. Jarratt**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 920 Falling Water Court, Nashville, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Riverwalk Phase 2D, as of record in Instrument No. 20041020-0126324, corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory G. Blodgett and wife, Jordan D. Blodgett, by Deed dated November 3, 2005 from the Jones Company of

Tennessee, LLC of record in Instrument No. 20051108-0135265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Jarratt and wife, Jacqueline B. Jarratt, by Warranty Deed from Gregory G. Blodgett and wife, Jordan D. Blodgett of record Instrument No. 20070809-0095607, Register's Office for Davidson County, Tennessee.

SUBJECT TO LIMITATIONS CONTAINED IN THE WARRANTY DEED EXHIBIT "A"

WITNESS my hand this, the 3RD day of MARCH, 2011.

Robert L Jarratt

ROBERT L. JARRATT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **ROBERT L. JARRATT**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 3RD day of MARCH, 2011.

JERCO JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept. 3, 2012

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26775-06-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $357,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2007. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public

Davidson County DEEDMARR
Recvd: 08/09/07 15:07 2 pgs
Fees:13.00 Taxes:1320.00
[redacted]
20070809-0095607

WARRANTY DEED

Address New Owner: Robert L. Jarratt, Jacque B. Jarratt 920 Falling Water Court Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc 210 4th Ave. North/7th fFl Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 126160A485.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory G. Blodgett and wife, Jordan D. Blodgett,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Jarratt and wife, Jacque B. Jarratt** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 920 Falling Water Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2007.

Gregory G. Blodgett

Jordan D. Blodgett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory G. Blodgett and Jordan D. Blodgett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Riverwalk Phase 2D, as of record in Instrument No. 20041020-0126324, corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory G. Blodgett and wife, Jordan D. Blodgett by deed dated November 3, 2005 from The Jones Company of Tennessee, LLC of record in Instrument No. 20051108-0135265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20041020-0126324, corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, pages 25 and 121, and in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 4205, page 194, and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 751, page 375, and in Book 787, page7, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 513, page 396, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20021119-0143687, and in Instrument No. 20040826-0103240, and in Instrument No. 20010919-0101279, Register's Office for Davidson County, Tennessee.
12. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
13. Easement for access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.