BILL GARRETT, Davidson County
Trans:T20110017589 DEEDQC
Recvd: 03/25/11 13:33 2 pgs
Fees:12.00 Taxes:0.00
20110325-0023164

STATE OF KENTUCKY
COUNTY OF UNION

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ——— 0 CVR

Allen Chapman Ruark
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2010.

NOTARY PUBLIC
My Commission Expires: 10-9-13

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

SIDNEY H. HULETTE
107 South Morgan Street
P.O. Box 305
Morganfield, Kentucky 42437

ADDRESS OF NEW OWNER(S) AS FOLLOWS:

Camilla E. Ruark
2110 Acklen Avenue #102
Nashville, Tennessee 37212

SEND TAX BILLS TO:

Camilla E. Ruark
2110 Acklen Avenue #102
Nashville, Tennessee 37212

MAP-PARCEL NUMBERS:

104-12-C-102.00 CO

For and in consideration of the love and affection which ALLEN CHAPMAN RUARK, and wife, DEBORAH RUARK, hereinafter referred to as GRANTORS, have for their daughter, CAMILLA E. RUARK, hereinafter referred to as GRANTEE, GRANTORS, do hereby quitclaim an undivided one-half (1/2) interest to GRANTEE, her heirs and assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 102, Villages at Acklen as shown on the Master Deed of record in Instrument No. 20051221-0152869 and amended by First Amendment to the Master Deed in Instrument No. 20060112-0004705 (which establishes said unit), of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Allen Chapman Ruark by Warranty Deed from Alliance Development, LLC, of record in Instrument No. 20070119-0007996 CVR Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions, and Restrictions of Master Deed and BY-LAWS of record in Instrument No. 20051221-0152869 and amended in Instrument No. 20060112-0004705; Instrument No. 20061108-0139002; Instrument No. 2006115-0141802 and Instrument No. 20061227-0158825, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the covenant, condition 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.

Urban Renewal Plan of record in Deed Book 10737, Page 558, Register's Office for said County.

Plan of Burch Homestead Tract of record in Deed Book 57, Page 149, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE, who will be responsible for payment of said taxes.

This is improved property known as 2110 Acklen Avenue #102, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD an undivided one-half (1/2) interest ~~in the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said~~ GRANTEE, her heirs ~~and assigns~~ forever, and I ~~do~~ covenant with the said GRANTEE that I am lawfully seized and possessed of ~~said land in~~ fee simple, have a good right to convey it and the same is unencumbered, unless ~~otherwise~~ herein ~~set out~~; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever ~~defend~~ the title to the said land to the said GRANTEE, ~~her~~ heirs and assigns, against the lawful claims of ~~all persons~~ whomsoever. Wherever ~~used~~, the singular number shall include the plural, the plural the ~~singular, and~~ the use of any ~~gender~~ shall be applicable to all genders.

Witness my hand this the 30 day of March, 2010.

Allen Chapman Ruark
ALLEN CHAPMAN RUARK

Deborah Ruark
DEBORAH RUARK

STATE OF KENTUCKY
COUNTY OF UNION

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, ALLEN CHAPMAN RUARK, and wife, DEBORAH RUARK, with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 30th day of March, 2010.

NOTARY PUBLIC
My Commission Expires: 10-9-13