PICK-UP

BILL GARRETT, Davidson County
Trans:T20110021586 DEEDQC
Recvd: 04/12/11 13:45 2 pgs
Fees:13.00 Taxes:468.26
20110412-0028216

This Instrument Prepared By:
L. Glenn Worley
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, TN 37027

Address of New Owner:
Carolyn Lawson
1113A Biltmore Drive
Nashville, TN 37204

Send Tax Bills To:
Carolyn Lawson
1113A Biltmore Drive
Nashville, TN 37204

Map-Parcel Numbers:
P/O Map 131-12
P/O Parcel 53.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the herein named Grantee, and for other good and valuable consideration, MELISSA LAWSON, the Grantor herein, has bargained and sold and by these presents does transfer, quitclaim and convey unto CAROLYN LAWSON, the Grantee herein, her successors and assigns, all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A of Biltmore Townhomes, a Horizontal Property Regime with Private Elements, located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore Townhomes A Horizontal Property Regime With Private Elements, of record in Instrument No. 20041230-0154867, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Biltmore Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154867, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Carolyn Lawson, Landon Lawson, and Melissa Lawson by deed from Keds Partnership, a Tennessee general partnership, dated June 15, 2005, of record in Instrument No. 20050620-0069845, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 29th day of March, 2011.

Melissa Lawson

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, Brandie Hentz, a Notary Public of said county, Melissa Lawson, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand, at office, this 29th day of March, 2011.

Notary Public

BRANDIE HENTZ STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-3-2014

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The conveyance herein is by quitclaim, and therefore the amount of tax due is controlled by T.C.A. §67-4-409(a)(4). The actual consideration for this transfer is $126,557.67.

Affiant

Subscribed and sworn to before me this 29 day of March, 2011.

Notary Public

BRANDIE HENTZ STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-3-2014