File No. 210110059

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110026005 DEEDQC
Recvd: 05/03/11 10:29 2 pgs
Fees:12.00 Taxes:0.00
20110503-0033714

STATE OF TENNESSEE
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 2nd DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013
(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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
Laurie Lee Wygant	SAME	Map 135120B06300
(NAME) 2034 Nashboro Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, HIS, **Michael L. Williams, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Laurie Lee Wygant, single,** HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit and Lot No. 63 on the Plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, pages 49 and 50, 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 Michael L. Williams, unmarried by Deed dated January 7, 2011 from Whitney K. Murphy formerly known as Whitney K. Farmer and husband, Michael Murphy of record in Instrument No. 20110113-0003754, Register's Office for said County.

Taxes for the year 2011 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth per Plat Book 11700, Pages 49 and 50, Register's Office of said County.

Subject to the Plan of Nashboro Village, Tract 7 in Book 4600, Page 156, Book 6200, page 341, Book 11700, Pages 49 and 50, Register's Office for said County.

Subject to the Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc. of record in Instrument Number 20010322-00277680, Register's Office for said County.

Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11703, Page 518, Register's Office for said County.

Subject to Easement for Sewer in Record Book 8870, Page 886, Book 8870, Page 932; (as to a portion of Tract 7 of Nashboro Village of record in Plat Book 4660, page 156), Register's Office for said County.

Easements of record in Deed Book 4868, Page 74, and in Book 4815, page 425, Book 10110, page 854, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4827, Page 14, Register's Office of said County.

Public R.O.W. Dedication of record in Book 4460, pages 149-151, Register's Office for said County

Judgment of Declarations of Taking for J. Percy Priest Dam of record in Book 4254, page 410; (as to a portion of Tract 7 on the Plan of Nashboro Village of record in Plat Book 4660, Page 156) and a portion of the open spaces and recreational areas of Nashboro Village of record in Plat Book 4860, Page 74, Register's Office for said County.

Conveyance and Common Areas of record in Instrument Number 200010100100360, Register's Office for said County.

Easement for Cable Television of record in Instrument number 200010120101575, Register's Office for said County.

Subject to overhead line easement of record in Book 4815, page 425, Register's Office for said County.

Storm Water Detention agreement of record in Instrument Number 20010314-0024179, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2034 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 2nd day of May, 2011.

Michael L. Williams

Michael L. Williams

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael L. Williams 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 2nd day of May, 2011.

Commission expires: 9-2-2013

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210110059

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