This Instrument Prepared By: & Return to:
Kristen B. Amonette
Lindsey +Sawyer, PLLC
511 Union Avenue, Suite 1880
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20110026715 DEEDQC
Recvd: 05/05/11 10:39 2 pgs
Fees:12.00 Taxes:0.00
20110505-0034571

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Amy Burgess Foust 1921 Hawks Nest Drive Hermitage, Tennessee 37076	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219	098060A24000CO

WHEREAS, Darryl Scott Foust, ("Grantor") and Amy Burgess Foust ("Grantee") are married and are currently going through a divorce; and

WHEREAS, this is a transfer of property by tenants by the entirety in resolution of a divorce and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land hereinbelow.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Darryl Scott Foust (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Amy Burgess Foust, (hereinafter "Grantee[s]") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

BEING Lot No. 218, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank Batson Homes, Inc. by deed from Bridgewater Hermitage, LLC, of record in Instrument 20080128-0008539, said Register's Office, dated January 24, 2008.

This conveyance is subject to: (1) 2008 county taxes which have been prorated and assumed by Darryl Scott Foust and Amy Burgess Foust, (2) all matters appearing in the plan of record in Instrument 20070419-00047123, said Register's Office, (3) Utility Easement of record in Book 1291, page 99, (4) Open Space Agreement of record in Instrument 200510240128043, said Register's Office and (4) Storm Water Detention Agreement of record in Instrument 200502220019150, said Register's Office.

This conveyance is subject to the Restrictive Covenants of record in Instrument 200510240128043, said Register's Office.

Being the same property conveyed to Darryl Foust and wife, Amy Foust, from Frank Batson Homes, Inc., by Deed of record at Instrument Number 20080201-0010603 Register's Office of Davidson County, Tennessee.

Darryl Foust and Darryl Scott Foust being one in the same person.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $-0-.

Affiant

Subscribed and sworn to before me this the 18th day of April, 2011.

Notary Public

Commission Expires: 8-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property located at 1921 Hawks Nest Drive, Hermitage, Tennessee 37076, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 28 day of January, 2011.

Darryl Scott Foust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darryl Scott Foust, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 28th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 3/10/12

JOELYN H. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.