BILL GARRETT, Davidson County
Trans:T20110037344 DEEDQC
Recvd: 06/22/11 11:24 2 pgs
Fees:12.00 Taxes:0.00
20110622-0047800

QUITCLAIM

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TROUR COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

AL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nigel M. Fontenot	Nigel M. Fontenot	
(NAME)	(NAME)	
3127 Long Boulevard, 201	3127 Long Boulevard, 201	104021A20100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenny Cho Fontenot**, hereinafter called the Grantor(s), has quitclaimed unto **Nigel M. Fontenot and wife, Jenny Cho Fontenot**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq. , together with an undivided percentage interest in the Common Elements shown on Exhibit "d" to said Master Deed, Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Number 37, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372, said Register's Office.

Being the same property conveyed to JENNY CHO FONTENOT by Deed from ANNE M. JACOBSON, A SINGLE PERON and filed for record on 01/12/2011 in Instrument No. 20110112-0003262, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 421, Page 82 and 83, said Register's Office.

Driveway Easement of record in Book 712, Page 120, and Book 898, Page 758, said Register's Office.

Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, Page 445, said Register's Office.

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SMG TN QuitClaim Deed

Easement Deed of record in Instrument No. 20040430-0049497, Register's Office for Davidson County, Tennessee.

Appendix C Stormwater Detention Agreement of record in Instrument No. 20050913-0109997, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20050913-0110219, said Register's Office.

Zoning Overlay Ordinance No. BL2000-364, as made applicable by Ordinance No. BL2000-476, Metropolitan Clerk's Office.

An Application to Combine Parcels of record in 20050728-0088338, said Register's Office.

Restrictions of record in Book 498, Page 281, Book 573, Page 53, and Book 647, Page 310, said Register's Office.

Master Deed and By-Laws of record in Instrument No. 20050714-0081900, as amended in Instrument No. 20061030-0134372, said Register's Office.

Charter of Park West Court Condominium Owners Association, Inc. of record in Instrument No. 20050707-0078752, said Register's Office.

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 3127 Long Boulevard, 201, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 16th day of June, 2011.

Jenny Cho Fontenot

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Davidson

Personally appeared before me Jenny Cho Fontenot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2011.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-3477
SMG TN QuitClaim Deed