PREPARED BY:
Travis Lindsay
735 Tulip Grove Rd # 241
Hermitage, TN 37076

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Travis Lindsay
735 Tulip Grove Rd # 241
Hermitage, TN 37076

MAIL TAX STATEMENTS TO:
Travis Lindsay
735 Tulip Grove Rd # 241
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20110065418 DEEDQC
Recvd: 10/19/11 12:06 3 pgs
Fees:17.00 Taxes:0.00
20111019-0081385

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 30th day of September, 20 11, between Regina (Lindsay) Berrell, whose address is 1015 Percy Warner Blvd, Nashville, Tennessee 37205 ("Grantor"), and Travis Lindsay, whose address is 735 Tulip Grove Rd # 241, Hermitage, Tennessee 37076 ("Grantee").

FOR FULL CONSIDERATION, in the amount of $10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

Davidson County, Tennessee being Lot 62, AKA Unit 241, Tulip Cove Townhomes.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 75 12 O F 62 CO

IN WITNESS WHEREOF the Grantor has executed this deed on the 30th day of September, 20 11.

9-30-11
Date

Regina Lindsay-Berrell
Regina (Lindsay) Berrell, Grantor

State of Tennessee
County of Davidson

This instrument was acknowledged before me in Hermitage TN on the 30th day of September, 20 11 by Regina Lindsay Bozell

Lynn D. Chapman
Notary Public

My Commission expires on 7/8/13

LYNN D. CHAPMAN
Notary Public
Davidson County, State of Tennessee
My Commission Expires July 8, 2013

IN WITNESS WHEREOF the Grantee has executed this deed on the 7 day of October, 20 11.

10-7-2011
Date

Travis Lindsay, Grantee

State of Tennessee
County of Davidson

This instrument was acknowledged before me in Hermitage TN on the 7th day of October, 20 11 by Travis Lindsay.

Vicki L. Primm
Notary Public

My Commission expires on July 8, 2013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19 DAY OF OCT 20 11

Deputy Register

Exhibit A

This instrument prepared by:
TrustLand Title & Escrow, LLC.
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/05/07 15:48 2 pgs
Fees:13.00 Taxes:577.68
20070605-0067267

File No.: **07-1650**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of **May 31, 2007** by and between **Marquis Homes, LLC., a limited liability company, ("Grantor"),** and **Travis L. Lindsay, and his wife, Regina Lindsay, ("Grantee"),**

WITNESSETH: For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot 62, AKA UNIT 241, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marquis Homes, LLC by Warranty Deed from MS Development, dated August 2, 2006 as of record in Instrument Number 20060810-0098622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2007, 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 prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. 1)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AKA UNIT 241, TULIP COVE TOWNHOMES, as recorded in Exhibit B of Instrument No. 20050525-0059119 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2)Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3)Easement for Sanitary Sewer, recorded in Book 4123, Page 640. 4)Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841. 5)Boundary Survey recorded at Instrument No. 20050517-0055768.

Parcel ID #: **75-12-O-F-62-CO**
☒ Improved OR
☐ Unimproved property located at: **735 Tulip Grove Road, #241, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant, warrant and bind itself, its successors and assigns to Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforedescribed Real Estate; that it has good right to sell and convey the same; that the same is unencumbered and restricted, EXCEPT as set forth herein, and that it, on behalf of itself, its successors and assigns, warrants and shall forever defend the title and quiet possession the title and quiet possession of the Real Estate against the lawful claims of all persons claiming by, through or under Grantor but not otherwise..