BILL GARRETT, Davidson County
Trans:T20110074085 DEEDQC
Recvd: 11/23/11 08:29 2 pgs
Fees:12.00 Taxes:0.00
20111123-0091587

THIS INSTRUMENT PREPARED BY:
ROBNSON & ROBINSON
2nd Floor, Court Square Building
300 James Robertson Parkway
Nashville, TN 37201

ADDRESS NEW OWNER:
Chris Hoover
8829 McCrory Lane
Nashville, TN 37221

MAP-PARCEL:

Map: 155-10
Parcel: 2

SEND TAX BILLS TO NEW OWNER AS ABOVE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Margaret A. Green**, hereinafter called the **Grantor**, have bargained and sold and do hereby quitclaim and convey unto, **Chris Hoover,** hereinafter called the **Grantee**, his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 7 on the Final Plat of Chaffin Subdivision No. 5, of record in Instrument No: 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Margaret A. Green by A. W. Chaffin and wife, Edna L. Chaffin of record by Instrument No: 20061004-0122909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No: 20000331-0032265, said Register's Office.

Subject to Tennessee Valley Authority easement of record in Book 6471, Page 897 and Instrument No: 20000331-0032265 and transmission line easement of record in Book 4150, Page 109, Said Register's Office.

Restrictive Covenants:

1. Minimum setback from front property line at least 80 feet.
2. Minimum floor space of heated living area shall be at least 3,500 square feet excluding porches, carports and garages.

This transfer is by quitclaim and **Margaret A. Green** makes no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17 day of November, 2011.

Margaret A. Green
MARGARET A. GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Chris Laughlin, a Notary Public, Margaret A. Green, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 17th day of November, 2011.

CHRISTOPHER LAUGHLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: May 13, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

SWORN TO and subscribed before me
this 17th day of November, 2011.

NOTARY PUBLIC
My commission expires: May 13, 2013

CHRISTOPHER LAUGHLIN NOTARY PUBLIC RUTHERFORD COUNTY