This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

SUSAN H. ARMOR

TO:

MARY ELIZABETH ARMOR

BILL GARRETT, Davidson County
Trans:T20110078627 DEEDQC
Recvd: 12/12/11 15:18 4 pgs
Fees:22.00 Taxes:0.00
20111212-0096831

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Mary Elizabeth Armor 900 Loxley Drive Nashville, TN 37211	Mary Elizabeth Armor 900 Loxley Drive Nashville, TN 37211	173 09 0A 478.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 00

NANCY HARDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUSAN H. ARMOR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-7-14
DATE

This Instrument Prepared By:

HELEN S. ROGERS
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***SUSAN H. ARMOR***, do hereby Quitclaim with love and affection to my Daughter, ***MARY ELIZABETH ARMOR***, all my rights, title and interest in said real property as described below while retaining for myself a Life Estate in said real property as described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 460 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Chad Harvey, unmarried, by Warranty Deed, from Janet L. Gorman, unmarried, of record in Instrument No. 20110307-0017889, Register's Office for Davidson County, Tennessee. Chad Harvey conveyed his interest in said property to Haze, LLC, a Georgia limited liability company, by Quitclaim Deed, of record in Instrument No. 20110307-0017890, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Susan H. Armor, unmarried, by Deed dated February 25, 2011, from Haze LLC, a Georgia limited liability company, of record in Instrument No. 20110307-0017891, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050128-0130418, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0000902 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.

Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7958, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932, Instrument No. 20030923-0140666, Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164, Instrument No. 20020408-0042676, Instrument No. 20041229-0154223, and Book 7361, Page 230, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Lenox Village Town Center contained Instrument No. 20060612-0069716, Register's Office for Davidson County, Tennessee.
Subject to right of others in and to common areas / elements.
Subject to lien for special assessment contained Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as of Record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as:

900 Loxley Drive, Nashville, Davidson County, Tennessee 37211

WITNESSED My Hand this the 6th day of December, 2011.

Susan H. Armor
SUSAN H. ARMOR

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, NANCY HARDT, a Notary Public in and for said County and State, the within named ***SUSAN H. ARMOR***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 6th day of December 2011.

NANCY HARDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Nancy Hardt
NOTARY PUBLIC

My Commission Expires: 1-7-14
DATE