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 15:19 4 pgs
Fees:22.00 Taxes:0.00
20111212-0096832

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	131 06 0D 548.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

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

Susan H. Armor
SUSAN H. ARMOR

NANCY HARDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2011.

N. Hardt
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 Unit No. 548 Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6690, page 70, as amended in Book 6739, page 701, in Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in Master Deed as amended for a more complete identification and description of each unit, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

BEING the same property conveyed to Kenneth Hirt, unmarried, by Deed from Robert D. French and wife, Barbara Kinnamon French, of record in Book 10176, Page 103, Register's Office for Davidson County, Tennessee. THE said Kenneth Hirt having since married, Mindy B. Hirt.

ALSO BEING the same property conveyed to Susan H. Armor, unmarried, by Deed dated June 15, 2004, from Kenneth Hirt, married, and Mindy B. Hirt, spouse of Kenneth Hirt, joining the conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights, of record in Instrument No. 20040802- 0092061, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Townhomes Villages of Belair Phase I, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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:

548 Belair Way, Nashville, Davidson County, Tennessee 37215

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.

NANCY HARDT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Nancy Hardt
NOTARY PUBLIC

My Commission Expires: 7-9-14
DATE