BILL GARRETT, Davidson County
Trans:T20120000696 DEEDQC
Recvd: 01/04/12 13:19 2 pgs
Fees:12.00 Taxes:0.00
20120104-0000844

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(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
James M. Lukens	James M. Lukens	172140B01600CO
(NAME)	(NAME)	
4537 Winfield Drive	4537 Winfield Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-8553	Nashville, TN 37211-8553	
(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, **James M. Lukens, an unmarried man and Melanie D. Mathis, an unmarried woman**, hereinafter called the Grantor(s), has quitclaimed unto **James M. Lukens and Melanie D. Mathis, Husband and Wife**, 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:,

Being Lot No. 16, Cluster Lot Development, Winfield Park, Phase One, Section One, Revision One, as shown by plat of record in Plat Instrument #20010310024108, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James M. Lukens, an unmarried man and Melanie D. Mathis, an unmarried woman by Deed from Cheryl G. Barth and husband, Joseph P. Barth, dated 08/29/2005 and filed for record on 08/31/2005 in Instrument 200508310104229, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200103130024108, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11113, Page 691, said Register's Office.

Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, said Register's Office.

Stormwater Detention Agreement of record in Book 11744, Page 254, said Register's Office.

Dedication of Easement of record in Instrument 200310280158321, said Register's Office.

Charter of record in Book 10264, Page 964, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200205150059528, said Register's Office.

File No.: 01288-5958
SMG TN QuitClaim Deed

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 4537 Winfield Drive, Nashville, TN 37211-8653
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 22nd day of December, 2011.

James M. Lukens

Melanie D. Mathis

State of Tennessee
County of Wilson

Personally appeared before me James M. Lukens, and Melanie D. Mathis, , 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 22 day of Dec, 2011.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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