QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120000743 DEEDQC
Recvd: 01/04/12 14:10 2 pgs
Fees:12.00 Taxes:0.00
20120104-0000893

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-19-12
(AFFIX SEAL)

PENNY BEDDINGFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: 03-19-12

THIS INSTRUMENT WAS PREPARED BY
Brent Campbell, Attorney
Southeast Title of Murfreesboro, LLC
805 South Church Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. VanAllen	Wells Fargo Bank N.A.	043100C02300CO
(NAME)	(NAME)	
222 Jenna Lee Circle	800 Walnut Street, Des Moines,	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	, Iowa 50309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer Merlene Baumgardner, single, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer M. VanAllen, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 23, together with the Private Elements appurtenant thereto, on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018384, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, said Register's Office. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20072013-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer Merlene Baumgardner by deed from Bixler Farms, LLC, dated 9-26-08 of record in Instrument #200810020100231, Register's Office for said County.

INFORMATION PROVIDED BY THE 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 222 Jenna Lee Circle, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hands this 28th day of December, 2011.

Jennifer Merlene Baumgardner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Merlene Baumgardner, single, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of December, 2011.

Commission expires: 3-19-12

Notary Public

File No. 2707033

PENNY BEDDINGFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 03-19-12