Davidson County DEEDQC
Recvd: 01/05/12 12:13 2 pgs
Fees:12.00 Taxes:0.00
20120105-0001170

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF Jan, ~~2011~~ 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02581 MARTINEZ513

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Anthony Amico,	Same	173-1-102.00 (part of)
513 Cedarmont Drive		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

***DAVID MARTINEZ, MARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ANTHONY AMICO, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 513 Cedarmont Drive, Antioch, TN 37013

Witness my ~~hand~~ on this 4th day of Jan, ~~2011~~ 2012

David Martinez

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: David Martinez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that David Martinez and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin,~~ Tennessee, this 4th day of Jan, ~~2011~~ 2012

Notary Public

My Commission Expires:

No title search was preformed in the preparation of this document. This document was prepared based on information provided by the parties herein.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

08-02581 MARTINEZ513

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee Unit B, CEDARMONT HILLS II TOWNHOMES, as established under Master Deed of record in Instrument 20070719-0086012, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Warranty Deed from Cumberland Properties, LLC to Anthony Amico, married and David Martinez, married as recorded on the 3rd day of July, 2006 in Instrument No. 20060703-0079109 and part of Warranty Deed from C. Hugh Hicks to Cumberland Properties, LLC as recorded on the 29th day of April, 2005 in Instrument No. 20050429-0047690, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTE CARLO, SECTION IIC, as recorded in Plat Book 5200, Page(s) 66, amended in Plat Book 6225, Page 368, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5304, Page 888 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Cedarmont Hills II Townhomes Homeowners' Association, Inc. recorded in Instrument No. 20070719-0086012.

f. Charter of Cedarmont Hills II Townhomes Homeowners Association, Inc. recorded at Instrument No. 20070719-0086012.

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CEDARMONT HILLS II TOWNHOMES of record in Instrument No. 20070719-0086012 ; also subject to easements, rights and interests 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.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC
CHAUTAUQUA
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012