BILL GARRETT, Davidson County
Trans:T20120020068 DEEDQC
Recvd: 03/20/12 13:27 2 pgs
Fees:17.00 Taxes:0.00
20120320-0023584

This Instrument Prepared By and Returned To:
Hardeman & Montgomery, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Julia D. Brooks and Larry Brooks 3501 Amanda Avenue Nashville, TN 37215	SAME	Map 117-11 Part of Parcel 46

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and 00/100 Dollars, cash in hand paid, we, **Julia D. Brooks and Larry J. Brooks** do hereby convey, remise, release and quitclaim all of our right, title and interest unto **Kevin D. Montgomery, Trustee,** his successors and assigns, the parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Amanda Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Amanda Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110531-0041250, and amended in Instrument No. * _____ Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Amanda Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110531-0041250 and Bylaws appended thereto as Exhibit "C", and said declarations being amended in Instrument No. * _____ said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

* 20120320-0023582

Being part of the same property conveyed to Julia D. Brooks and Larry J. Brooks, by deed from Lester B. Glover, Jr. and spouse, Mary S. Glover, of record as Instrument No. 20030801-0109332, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AMANDA TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS filed as Instrument No. 20110531-0041250, in the Register's Office for Davidson County, Tennessee and such other limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said **Kevin D. Montgomery, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Julia D. Brooks and Larry J. Brooks**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of March, 2012.

KEVIN D. MONTGOMERY, TRUSTEE

JULIA D. BROOKS

LARRY J. BROOKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, Kevin D. Montgomery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 3rd day of March, 2012.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, Julia D. Brooks and Larry J. Brooks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 3rd day of March, 2012.

Notary Public

KEVIN T. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2012.

Kathy Snider
Notary Public

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014