THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id.**
Frances Chester 7113 Riverfront Drive Nashville, TN 37221	Same	126 16 0A 465.00

Quitclaim Deed

Robert Chester, Grantor, quitclaims to wife, Frances Chester, Grantee, all of his right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee being Lot 474 on the Final Plan of Riverwalk, Phase 3-B, as shown by the plat appearing of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Chester and wife, Frances Chester, by deed from The Craig Company, a Tennessee Corporation, of record in Instrument # 20091004-0122936 Register's Office for Davidson County, Tennessee.

1. Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, 20020424-0050565, 20040430-0049813, 20040506-0051985 and 20060320-0031638, said Register's Office.
2. By-Laws Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, said Register's Office
3. Charter of the Homeowners Association of record in 20020425-0051371, said Register's Office.
4. Subject to all matters on plan of record in Plat Instrument No. 20060106-0002328 said Register's Office.
5. Road and Utility Access Easement in Instrument No. 20010706-0072536, said Register's Office.
6. Storm Water Detention Agreement in Instrument 20010919-0101279 and Instrument No. 20021119-0143687, said Register's Office.
7. Landscape Agreement in Instrument No. 20010919-0101280, said Register's Office.
8. Storm Water Detention Agreement in Instrument No. 20040826-0103240, said Register's Office.

This is improved property known as: 7113 Riverfront Drive, Nashville, Tennessee 37221.

Signed on March 26, 2012

Robert Chester by Frances Chester POA

Robert Chester by Frances Chester as Attorney in Fact,
Grantor

BILL GARRETT, Davidson County
Trans: T20120025906 DEEDQC
Recvd: 04/10/12 08:50 2 pgs
Fees: 12.00 Taxes: 0.00

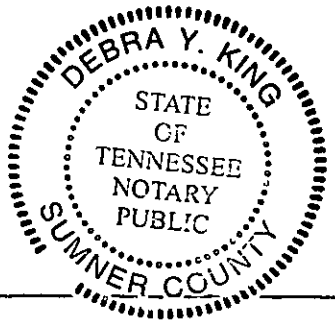
20120410-0030413

State of Tennessee
County of Sumner

On March 26, 2012, personally appeared before me Frances Chester, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Robert Chester, and who acknowledged that she executed the same as attorney-in-fact for Robert Chester.

Debra Y King
Notary Public

My commission expires: July 30, 2014



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0. Subscribed and sworn to before me on March 26, 2012.

Frances Chester
Frances Chester, Affiant

Debra Y King
Notary Public
My commission expires: July 30, 2014

