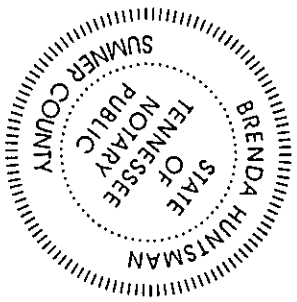
QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20120032459 DEEDQC
Recvd: 05/03/12 10:14 2 pgs
Fees: 12.00 Taxes: 0.00
20120503-0037975



STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan A. Todd Patton		064160E04500CO
(NAME)	(NAME)	
529 Griffin Circle, Unit 45	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Morgan A. Todd, now known as Morgan A. Todd Patton**, hereinafter called the Grantor(s), has quitclaimed unto **Morgan A. Todd Patton and Edward L. Patton, Jr., wife and husband**, 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:,

Land in Davidson County, Tennessee, being Unit No. 45, Building 12, as shown on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200610250132473 and amended in Instrument 200611060137656 and 200711050130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Morgan A. Todd, a single person by Deed from Phillips Builders LLC, a Tennessee limited liability company, dated 11/08/2007 and filed for record on 11/21/2007 in Instrument 200711210136320, Register's Office for Davidson County, Tennessee.

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 529 Griffin Circle, Condominium 45, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 26th day of April, 2012.

Morgan A. Todd
Morgan A. Todd

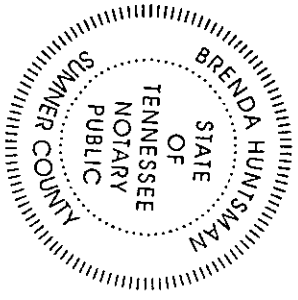
Morgan A. Todd Patton
Morgan A. Todd Patton

State of Tennessee
County of Sumner

Personally appeared before me Morgan A. Todd, now known as Morgan A. Todd Patton, 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 26th day of April, 2012.

Brenda Huntsman
Notary Public Brenda Huntsman
My Commission Expires: 1/27/15



RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066