QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Archie Spain	Same as new owner	086060A50100CO
(NAME)	(NAME)	
2658 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120045894 DEEDQC
Recvd: 06/21/12 10:52 2 pgs
Fees:12.00 Taxes:0.00
20120621-0054454

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, **Archie Spain**, hereinafter called the Grantor(s), has quitclaimed unto **Archie Spain and Brandon Neil Spain as Tenants in common with rights of survivorship**, 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 all of Unit 501, of Steeplechase, a Condominium, established by the Master Deed of record in Book 6816, Page 483 and amended in Book 7390, Page 1 and Instrument 200512160151253, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, 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 Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Archie Spain by Deed from Secretary of Housing and Urban Development, Washington D.C. filed for record on 02/23/2006 in Instrument No. 20120615-0052582, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6200, Page 454, said Register's Office.
Master Deed and By-Laws filed for record in Book 6816, Page 483, said Register's Office. Said Masterdeed was amended of record in Book 7390, Page 1 and in Instrument 200512160151253, said Register's Office.
Charter of record in Book 6816, Page 534, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 501 Chandler Place, Hermitage, TN 37076

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

Witness my hand this 11th day of June, 2012.

Archie Spain

State of Tennessee
County of Wilson

Personally appeared before me Archie Spain, 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 11th day of June, 2012.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON