THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39045

BILL GARRETT, Davidson County
Trans:T20120054516 DEEDQC
Recvd: 07/25/12 10:50 2 pgs
Fees:12.00 Taxes:0.00
20120725-0065282

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid by CRAIG M. DOWLING and wife, DANYELLE DOWLING, the receipt of which is hereby acknowledged, I, DANYELLE DOWLING (formerly known as DANYELLE SCOTT), married, convey and quitclaim unto CRAIG M. DOWLING and wife, DANYELLE DOWLING, their heirs and assigns, all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 137 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a condominium development, as shown by plat appearing of record in Instrument Number 20030213-0019999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danyelle Scott, unmarried by deed from Beazer Homes corp, doing business as Phillips Builders, A Tennessee Corporation, dated September 29, 2004, of record in Instrument Number 20041001-01188395, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Subject to Declaration of Covenants, Conditions and restrictions, of record in Instrument No. 20030205-0016032, Instrument Number 20030205-0016044 and amended in Instrument Number 20030303-0027396 and Instrument Number 20030806-0111893, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws, of record in Instrument Number 20030218-0020999 and 20030218-0020987, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter of Riverbridge Homeowner's Association, of record in Instrument Number 20030218-0020998, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement, of record in Instrument Number 20021217-0155374 and Instrument Number 20031106-0163291, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Quitclaim Deed for common areas, of record in Instrument No. 20030303-0027395 and Instrument Number 20030303-0027398, in the Register's Office of Davdison County, Tennessee.

This conveyance is subject to easement and rights granted to Nashville, Chattanooga and St. Louis Railways, as set forth in Instrument Number, of record in Book 1298, Page 244, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to agreement for dedication of Public Utility Easement to Harpeth Valley Utilities District, as set forth in Instrument, of record in Book 7601, Page 415, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to liens of homeowner's associations, as may apply.

This conveyance is subject to all matters as shown on PUD Boundary Plat, of record in Instrument Number 20020709-0082561 and all matters on plat of record in Instrument Number 20030213-0019999 and any other plats or matters of record in Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 16 day of July, 2012.

Danyelle E Dowling
DANYELLE DOWLING

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DANYELLE DOWLING (formerly known as DANYELLE SCOTT), married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16 day of July, 2012.

Jennifer Hudgins
NOTARY PUBLIC

JENNIFER HUDGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 3-22-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn before me this 16 day of July, 2012.

Jennifer Hudgins
NOTARY PUBLIC

JENNIFER HUDGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 3-22-2016

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Tax Map 141060D13700CO

Parcel No.

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. CRAIG M. DOWLING
199 Riverwood Drive
Franklin, TN 37069

N:\sys\DOCS\TITLE\L39045QCD.KG.wpd