BILL GARRETT, Davidson County
Trans:T20120066674 DEEDQC
Recvd: 09/06/12 08:33 2 pgs
Fees:12.00 Taxes:0.00
20120906-0080422

Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive
Suite 100
Brentwood, TN 37027

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Kay L. Kretsch, 221 Lone Oak Village Way Nashville, TN 37215	NEW OWNER	131-3-Q-6CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kay L. Kretsch, individually, and Kay L. Kretsch as Trustee of the Kay Kretsch Revocable Trust, Dated December 23, 2002,** has this day bargained and sold, and do hereby transfer and convey unto the said **Kay L. Kretsch**, a married woman, the Grantee(s) herein, her (successors), heirs and assigns, all her/its right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No.6 on the plan of Lone Oak Village of record in Instrument No. 20041216-0149685, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Grantor grants and conveys to Grantee, Grantee's heirs and assigns, a permanent and perpetual exclusive easement for use of that area on the adjoining Lot No.5 designated as "outdoor living space easement over Lot 5 for the benefit of Lot 6" as shown on the drawing attached hereto as Exhibit "A". The owner of Lot 5, their heirs and assigns, shall have the right to enter said area temporarily to repair or maintain the building and improvements on Lot 5.

Being the same property conveyed to Kay L. Kretsch, individually and Kay L. Kretsch as Trustee of the Kay Kretch Revocable Trust Dated December 23, 2002, by Warranty Deed, from Lone Oak Village Partnership, a Tennessee joint venture composed solely of The Radius Group, LL, a Tennessee Limited Liability Company, and Lone Row, LLC, a Tennessee Limited Liability Company, of record in Instrument # 20060906-0109933, Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded September 6, 2006.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 221 Lone Oak Village Way, Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of September, 2012.

Kay L. Kretsch, Individually

Kay L. Kretsch, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, **Kay L. Kretsch**, individually, and as **Trustee of the Kay Kretsch Revocable Trust**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this the 4th day of September, 2012.

CAROL T BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Commission Expires: 3/19/2013

Notary

State of Tennessee
County of Williamson

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

Stacy Perry
(Affiant)

Commission Expires: 3/9/2013

Notary

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY