BILL GARRETT, Davidson County
Trans:T20120078576 DEEDQC
Recvd: 10/16/12 12:11 3 pgs
Fees:17.00 Taxes:0.00
20121016-0094767

This Instrument Prepared By:
Rosemary E. Phillips, #10083
3050 Business Park Circle, #203
P.O. Box 590
Goodlettsville, TN 37070-0590
615-859-9111

QUITCLAIM DEED

Address New Owner	**Send Tax Bills to:**	**Map/Parcel #**
Brandy M. Carter 3128 Penn Meade Way Nashville, TN. 37214	NVR Mortgage finance, Inc. 121 Hillpointe dr. Suite 100 Canonsburg, PA. 15317	P/O Map 050-000002.00

STATE OF TENNESSEE)
COUNTY OF _____)
The actual consideration or value, whichever is greater, for this transfer is
$ 0.00

Affiant, Brandy M. Carter

Subscribed and sworn to before me this the 18th day of September, 2012

ROSEMARY E. PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON CO. TENN.

Notary Public

My Commission expires 9/25/13
(Affix seal)

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jesse I. Carter, hereby conveys and quit claims unto Brandy M. Carter all his right, title and interest, in and to the following described real property to wit:

BEING Lot 26, as shown on RIVER GLEN, Phase 5, Section 2 of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description .

BEING the same property conveyed to Jesse I. Carter ,and Wife, Brandy M. Carter by deed of record in Instrument No. 20040401-0036824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004, and subsequent years, which are a lien and are not yet due and payable.

All matters of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee.

Restrictions, Covenants, Conditions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowners Association of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

All matters appearing on the plan of Record in Plat Book 6900, page 650, 651 and page 671, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned unit Development of record in Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee

Conveyance of Common Areas to River Glen Property Owners' Association of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas/elements of River Glen.

Subject to Lien for special assessments as contained in the restrictions.

Easement of record in Book 7296, page 484, book 11030, Page 731 and Book 3961, page 681, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as 3128 Penn Meade Way, Nashville, TN. 37214.

And now, I, the said, Jesse I. Carter, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto Brandy M. Carter, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 5th day of October, 2012.

JESSE I. CARTER

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jesse I. Carter, the Bargainor, ~~with whom I am personally acquainted~~, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee this 5th day of October, 2012.

Rochelle Cutrell
NOTARY PUBLIC

My Commission expires: March 1, 2016

ROCHELLE CUTRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires March 1, 2016