Instrument Prepared by:
Keith E. McKissock, Attorney
105 Westwood Place, Suite 220
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120080189 DEEDQC
Recvd: 10/23/12 08:14 2 pgs
Fees:12.00 Taxes:0.00
20121023-0096763

ADDRESS NEW OWNER/SEND TAX BILL TO:
Audrey Shofner
110 Bonaventure Place
Nashville, TN 37205

Map No. 116.06-0
Parcel No. 037.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, R. STEWART SHOFNER, a married individual, (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto AUDREY CARR SHOFNER, a married individual (herein "Grantee"), her heirs and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.7 on the Plan of Bonaventure Place, as of record in Plat Book 5200, pages 424 and 425, revised in Plat Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to R. Stewart Shofner by Deed dated April 23, 2004 from Joan Elizabeth Taylor and husband, Byron D. Taylor of record in Deed Book 20040514, page 0056936 Register's Office for Davidson County, Tennessee.

This conveyance is from husband to his wife.

This conveyance is made subject to:
1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants. Conditions By-Laws and Restrictions for Bonaventure Place, of record in Book 5901, page 295, amended and restated in Book 9489, page 922, re-recorded in Book 95 11, page 811, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Amendment of Charter of Incorporation of Bonaventure Place Homeowner's Association, Inc. of record in Book 8905, page 91, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Plat Book 5200, pages 424 and 425, revised in Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our signatures this 16th day of October, 2012.

Witness

R. STEWART SHOFNER

STATE OF TENNESSEE)
COUNTY OF)

On this the 16 day of October, 2012, before me, a Notary Public, personally appeared R. Stewart Shofner to me known (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: May 23, 2016

Notary Public



STATE OF TENNESSEE)
COUNTY OF)

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

AFFIANT

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

My commission expires: May 23, 2016

Notary Public

