THIS INSTRUMENT PREPARED BY:
Christian Klimas
Curphey & BADGER Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 11/09/12 16:23 3 pgs
Fees:17.00 Taxes:0.00
20121109-0103927

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Stefanie Cesari Oneil & Charles L. Oneil
321 Doe Ridge Court
Nashville, TN 37214

Tax ID: 122010A38300CO
Order #: 14908047AP

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 (W) 14908047
800-756-3524 Ext. 5011

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, STEFANIE CESARI , a married woman, who acquired title as unmarried, herein joined by her spouse CHARLES L. ONEIL, as Grantors, and STEFANIE CESARI and CHARLES L. ONEIL, wife and husband, as joint tenants, Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 49 IN WOODLAND POINT, PHASE 9, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWN HOME AREA AT WOODLAND POINT), LOCATED ON BUCK RUN DRIVE AND/OR ANTLER RIDGE CIRCLE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DECLARATION"), AMENDED BY FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF WOODLAND POINT, PHASE IX, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID FIRST SUPPLEMENT AT PAGE 6 THEREOF, AND BY-LAWS APPENDED THERETO AS EXHIBIT "B" APPEARING AT PAGE 32 OF THE ORIGINAL DECLARATION SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.
BEING THE SAME PARCEL CONVEYED TO STEFANIE CESARI, UNMARRIED FROM BRADLEY D. BOMER, MARRIED, BY VIRTUE OF A DEED DATED 2/18/2009, RECORDED 3/6/2009, AS INSTRUMENT NO. 20090306-0020350 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 122010A38300CO

Witness our hands this the 12th day of OCTOBER, 2012.

STEFANIE CESARI

CHARLES L. ONEIL

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, STEFANIE CESARI and CHARLES L. ONEIL, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

KAYE GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 12th day of OCTOBER, 2012.

Notary Public
My Commission expires: 3/3/2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

Affiant's Name

Subscribed and sworn to before me this the 12 day of OCT, 2012.

KAYE GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission expires: 3/3/2015

Name and Address of Property Owner:
Stefanie Cesari
321 Doe Ridge Ct
Nashville TN 37214

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantee and /or their agents; no boundary survey was made at the time of this conveyance.

True Copy Certification

I, Roni Miranda, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature
Roni Miranda

State of California

County of Orange

On 11/8/2012 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Roni Miranda who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Tymia C. Gunn

My Commission Expires May 23, 2014

Notary's Seal (if on paper)

