BILL GARRETT, Davidson County
Trans:T20120091430 DEEDQC
Recvd: 11/30/12 15:16 1 pgs
Fees:12.00 Taxes:0.00

20121130-0110209

QUITCLAIM DEED

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

THESE PRESENTS, that, **Thomas H. Archer, unmarried, Larry H. Archer and Katherine J. Archer, and Jeremiah Lynn, Tenants in common with rights of survivorship** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Thomas H. Archer, unmarried, Larry H. Archer and Katherine J. Archer, Tenants in common with rights of survivorship,** all his right, title, and interest including, but not limited to his marital interest in and to the following described real estate, located in ~~Rutherford~~ Davidson, Tennessee, described as follows:

Being all of Lot No. 4, on the plan of Final Plat Rivendell Woods, Phase I, Section II, according to plat and survey in plan of record recorded in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Thomas H. Archer, unmarried, Larry H. Archer, and spouse, Katherine J. Archer, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 18, 2011, appearing of record in Instrument Number 20110224-0015224, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20070607-0068416, Amended of record in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 9487, page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Record Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out in Instrument Number 20040702-0079201; and to any and all matters shown on said plat and survey of record in plan of record in Instrument Number 20080829-0088935; all of said Register's Office.
Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 21 day of November, 2012.

Thomas H. Archer

Larry H. Archer

Jeremiah Lynn

Katherine J. Archer

STATE OF TENNESSEE **COUNTY OF RUTHERFORD**

On the 21st day of November, **2012,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared, Thomas H. Archer, Larry H. Archer and Katherine J. Archer, and Jeremiah Lynn and acknowledged that they executed the same as his free act and deed.

Witness my hand and official seal this 21st day of November, **2012**

My Commission Expires: 7.6.15

Notary Public

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 21st day of November, **2012.**

My Commission Expires: 7.6.15

Notary Public

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 201 E. Main St., Ste 300, Murfreesboro, TN 37130
Map/Parcel: 174-01-OA-081.00
Send Tax Bills To: Thomas H. Archer 1156 Shire Drive, Antioch, TN 37013
New Owner: Thomas H. Archer 1156 Shire Drive, Antioch, TN 37013