BILL GARRETT, Davidson County
Trans:T20120096962 DEEDQC
Recvd: 12/19/12 10:31 2 pgs
Fees:12.00 Taxes:0.00

20121219-0116836

QUITCLAIM DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Redd	Peoples Home Equity, Inc.	161060A13100CO
(NAME)	(NAME)	
1412 Beech Grove Way	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Rebecca Redd (formerly known as Rebecca Hall)**, hereinafter called the Grantor(s), has quitclaimed unto **Rebecca Redd and Kelly Redd, wife and husband**, hereinafter called the Grantee(s), their heirs and/or assigns, 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. 131, as shown on the plan of Oakhill Townhomes Phase 3, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200706140071397 and amended in Instrument 200807090070601, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Rebecca Hall, an unmarried woman by Deed from Centex Homes, a Nevada general partnership, dated 10/14/2009 and filed for record on 10/28/2009 in Instrument 200910280099413, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200806050058042, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200706140071397, as amended of record in Instrument 200807090070601, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200702050014422, Instrument 200704040040188, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200809090092190, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1412 Beech Grove Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 13th day of December, 2012.

Rebecca Redd

Rebecca Redd

State of Tennessee
County of Wilson

Personally appeared before me Rebecca Redd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2012.

Tracey Trumphour

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt. Juliet, TN 37122