THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

***This deed was prepared from information furnished by the grantee and no examination of title was requested of performed.**

Address New Owner(s)
Armetria Oliver
913 Morning Drive
Cane Ridge, TN 37013

Davidson County DEEDQC
Recvd: 12/28/12 15:07 2 pgs
Fees:12.00 Taxes:0.00
20121228-0120239

Send Tax Bills To:
Same

Map & Parcel No.:
182-01-0A-055.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Greta Prewitt** ("Grantor") does hereby quitclaim and convey unto **Armetria Oliver** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 55 on the plan of Sunset Hills, Phase One, Section Two, of record in Instrument Number 20071220-0146323 Book , page , Register's Office for County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Greta D. Prewitt, by deed from Lake Forest Homes, Inc., on September 26, 2008, of record in Instrument Number 20081009-0102560, page , Register's Office for Davidson County, Tennessee.

This is improved property known as **913 Morning Drive, Cane Ridge, TN 37013.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year in the estimated amount of for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel .
- Subject to all matters as shown on the Plan of record in Instrument Number 20071220-0146323, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20060406-0039475; 20071010-0120325; 20070710-0082048; and 20071109-0132386, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.
- Deed of Trust from Greta D. Prewitt to Sevice Escrow & Title, Inc., Trustee, for the benefit of TMG Real Estate and Financial Services, LLC, D/B/A First Omni Mortgage Lending, securing a note in the original principal sum of $221,794.00, dated December 21, 2012 and recorded on October 9, 2008, of record in Instrument Number 20081009-0102561, Register's Office for Davidson County, Tennessee, and other obligations described therein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of 12, 2012.

Greta Prewitt

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Kimia Daneshmand-Rokhy, a Notary Public in and for said state and county, **Greta Prewitt**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2012.

NOTARY PUBLIC My Commission Expires: 4-29-16

STATE OF TENNESSEE)
COUNTY OF _____)

KIMIA DANESHMAND-ROKHY
Commission # 1976739
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2016

The actual consideration for this transfer is **$0.**

AFFIANT

Subscribed and sworn to before me, this 22 day of December, 2012.

NOTARY PUBLIC My Commission Expires: 4-29-16

KIMIA DANESHMAND-ROKHY
Commission # 1976739
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2016

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY