QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130019892 DEEDQC
Recvd: 03/12/13 09:24 2 pgs
Fees:12.00 Taxes:0.00
20130312-0024292

STATE OF TN
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 8TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-2-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Falcon Group	Same as new owner	064-16-0A-114.00
(NAME)	(NAME)	
P.O. Box 505		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RIVERSIDE PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO FALCON GROUP, A GENERAL PARTNERSHIP , HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 114, on the Plan of Jackson Meadow, Phase 1, Section 1, according to Master Deed of record in Book 7433, page 236, as amended by Book 7434, Page 642, in the Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Riverside Properties, A General Partnership, by deed from James L. Peach, married and Angela Peach, unmarried, of record in Instrument No. 20040816-0098613, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 527, Register's Office of said County.

Subject to easements, of record in Book 5861, Page 544, of the said Register's Office.

By-laws filled of record in Book 7433, Page 282, in said Register's Office.

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 114 General Jackson Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 8h day of March, 2013.

Riverside Properties, A General Partnership

By: _____
Ronald G. Rains, Partner

By: _____
Patrick L. Rains, Partner

By: _____
Keith A. Overstreet, Partner

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Rains, Keith A. Overstreet and Patrick L. Rains with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partners of Riverside Properties, a General Partnership, the within named bargainer, a corporation, and that, they as such Partners, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ronald G. Rains, Keith A. Overstreet and Patrick L. Rains as such Partners.

Witness my hand at office this 8th day of March, 2013

Commission expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

RETURN TO:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122