BILL GARRETT, Davidson County
Trans: T20130024679 DEEDQC
Recvd: 03/27/13 09:58 3 pgs
Fees: 17.00 Taxes: 0.00
20130327-0029849

This Instrument Prepared by:
Parrish Stanton
Attorney-At-Law
205 Powell Place
Brentwood, TN 37027

Send Deed and Tax Statements
To: Steven A. Griffith
3501 Pinwheel Dr.
Cane Ridge, TN 37013
Map 175-04-0A Parcel 038.00CO

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS

That For Good and Valuable Consideration, Grantor JOHN S. GRIFFITH, does hereby quit-claim, release, and convey unto Grantee, STEVEN GRIFFITH, TRUSTEE, JOHN S. GRIFFITH FAMILY TRUST DATED _____, all right, title, and interest in the following described real estate, situated in Davidson County, Tennessee and being more particularly described:

Land in Davidson County, Tennessee, being all of unit No. 14A, Phase Two Park Place as shown on Exhibit "E" to Master Deed of record in Instrument Number 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

A portion of said property being conveyed to Landmark Homes of Tennessee, Inc. by Warranty Deed dated April 16, 2004 of record in Instrument No. 20040419-0043941, Register's Office for Davidson County, Tennessee. Current source of title #20070123-0009051

This property subject to: 2007 property taxes and every year thereafter; Master Deed and By-Laws of Record in Instrument No. 20010214-0014161 as re-recorded in Instrument No. 20010702-0069590 and amended Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956; Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of Record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; Subject to any and all matters on plat of record in Instrument No. 20020530-0065765; all in the Register's Office for Davidson County Tennessee.

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.

This is improved property known as 3909 Parks Retreat Drive, Antioch, TN 37013.

State of Tennessee)

County of ~~Williamson~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $NONE-GIFT.

John S. Griffith
By Steven A. Griffith, Attorney in Fact

John S. Griffith
By Steven A. Griffith, Attorney in Fact

Notary Public Evie Rutledge date: 3-27-2013

My Commission Expires: 10-20-2014

EVIE A RUTLEDGE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Being the same property conveyed to JOHN S. GRIFFITH by Deed from LANDMARK HOMES OF TENNESSEE, A TENNESSEE CORPORATION of record in Book 4914, Pages 001-002 , Register's Office of Davidson County Tennessee.

IN WITNESS WHEREOF, Grantor executes the above instrument on the day and year set forth below,

John S. Griffith
by Steven A. Griffith, atty in fact Date: 3-27-2013

John S. Griffith; Grantor
By Steven A. Griffith, Attorney in Fact

State of Tennessee)
County of ~~Williamson~~ Davidson)

Personally appeared before me, a Notary for said County and State, Steven A. Griffith, authorized Attorney in Fact for John S. Griffith, with whom I am personally acquainted or proved to me on satisfactory evidence, and who acknowledged that he executed this document for the purposes contained herein as authorized by the John S. Griffith Durable Power of Attorney.

Notary Public Evie Rutledge date: 3-27-2013

My Commission Expires: 10-20-2014

EVIE A RUTLEDGE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY