(1)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130032467 DEEDQC
Recvd: 04/19/13 14:41 2 pgs
Fees:12.00 Taxes:0.00
20130419-0039305

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16th DAY OF April, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5131

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeremiah Shane Conrey and Candice Conrey	same	160-14-0-C 037.00 CO
737 Fox Ridge Drive		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEREMIAH SHANE CONREY AND CANDICE R. GUINN NKA CANDICE CONREY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JEREMIAH SHANE CONREY AND WIFE CANDICE CONREY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 737 Fox Ridge Drive, Brentwood, TN 37027

Witness our hand on this 16th day of April, 2013

Jeremiah Shane Conrey

Candice R. Guinn NKA Candice Conrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Jeremiah Shane Conrey and Candice R. Guinn nka Candice Conrey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Jeremiah Shane Conrey and Candice R. Guinn nka Candice Conrey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2013

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-C5131

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 737, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as shown on plat of record in Plat Book 5200, Pages 376-377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Candice R. Guinn to Jeremiah Shane Conrey, and wife, Candice R. Guinn as recorded on the 6th day of January, 2009 in Instrument No. 20090106-0001080; Quitclaim Deed from Charles I. Guinn and Penny Guinn, husband and wife to Candice R. Guinn, an unmarried woman as recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088880; Warranty Deed from Peggy P. Wilburn and Amber N. Wilburn, as joint tenants with right of survivorship to Candice R. Guinn, a single woman and Charles I. Guinn and Penny Guinn, husband and wife as recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055464 and Scrivener's Affidavit to Correct Instrument 20070726-0088880 as recorded in Instrument No. 20070828-0103057, in the Register's Office of Davidson County, Tennessee.

Candice R. Guin having since married Jeremiah Shane Conrey and is now known as Candice Conrey.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as recorded in Plat Book 5200, Page(s) 376-377, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 5524, Page 424, Book 5537, Page 988 and Book 5868, Page 70.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE CONDOMINIUMS of record in Book 5524, Page 415, as amended by instrument(s) of record in Book 5545, Page 510 and Book 5818, Page 915; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.