Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

QUITCLAIM DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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 30th DAY OF April, 20 13

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-05008 GRAFFMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rusty Helen Groffman	SAME	129110A70300CO
703 Mt. Carmel Place		
Nashville, TN 37205		

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, I,

RUSTY HELEN GROFFMAN

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

RUSTY HELEN GROFFMAN, AMANDA NICOLLE PETERSON AND RACHEL ERIN PETERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

*Erin Peterson

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 703 Mt. Carmel Place, Nashville, TN 37205

Witness my hand on this 25th day of April, 2013

Rusty Helen Groffman

STEVEN A. MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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

Witness my hand and official seal at Franklin, Tennessee, this 25 day of April, 2013

Notary Public

My Commission Expires: 11/5/14

BILL GARRETT, Davidson County
Trans:T20130036544 DEEDQC
Recvd: 05/02/13 12:21 2 pgs
Fees:12.00 Taxes:0.00

20130502-0044319

12-05008 GRAFFMAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 703, CLOISTER AT ST. HENRY, PHASE IC, a horizontal property regime established by Master Deed of record in Book 6675, Page 173, together with an undivided percentage interest in the common areas/elements appurtenant to said unit, as set forth in said Master Deed and as depicted on the Condominium Site Plan attached as Exhibit "B" to said Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Sublease and Conveyance of Condominium Apartment from Frank W. Englert, Jr. and wife, Margaret P. Englert to Lucille Johnson Nelson as recorded on the 2nd day of July, 1991 in Deed Book 8389, Page 928 (as to a Leasehold Interest) and Warranty Deed from St. Henry's Property Development, Inc. to Lucille Johnson Nelson as recorded on the 9th day of February, 2011 in Instrument No. 20110209-0011397 (as to a Fee Simple Interest), in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rusty Helen Groffman as recorded on the 28th day of January, 2013 in Instrument No. 20130128-0008476, in the Register's Office of Davidson County, Tennessee.

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 THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, 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. Terms and provisions of by-Laws of The Cloisters Owner's Association amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376.

e. Charter of The Cloister Owner's Association recorded in Book 6076, Page 203.

f. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. 20101228-0102374 , 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).

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, (Phase 1A) Book 6237, Page 665, corrected in Book 6834, Page 449 (Phase 1B), amended in Book 6317, Page 688, Book 6533, Page 580, Book 6675, Page 173 (Phase 1C), Book 6933, Page 927, Book 7404, Page 766, (Phase 1D); 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.

h. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157, Book 7306, Page 141 and Book 7306, Page 156.

i. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, Book 6145, Page 293 and Book 6824, Page 870.

j. Ground Lease recorded in Book 6596, Page 608.

k. Rights of parties/tenants in possession under unrecorded documents.

l. Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292.

m. Resolution as set forth in instrument recorded in Book 6527, Page 700.