(1)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130037525 DEEDQC
Recvd: 05/06/13 11:37 2 pgs
Fees:12.00 Taxes:0.00
20130506-0045447

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 25th 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-P5253 COWHERD JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ann Boyd Cowherd	SAME	171-02-0A-052.00 CO
5905 Stone Brook 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,

ANN BOYD FUGARDI, UNMARRIED

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

ANN BOYD COWHERD, UNMARRIED

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 5905 Stone Brook Drive, Brentwood, TN 37027

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

Ann Boyd Fugardi

Ann Boyd Fugardi

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: Ann Boyd Fugardi and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Ann Boyd Fugardi and executed the within instrument for the purposes therein contained.

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

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

13-P5253 COWHERD JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 52, PHASE 2, BRENTWOOD VILLA, as shown on plat of record in Plat Book 6900, Page 185, 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 Martin Fugardi to Ann Boyd Fugardi** as recorded on the 7th day of March, 2013 in Instrument No. 20130307-0022978; Quitclaim Deed from Ann B. Cowherd, now married and known as Ann B. Fugardi to Martin Fugardi and wife, Ann B. Fugardi as recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065606 and Warranty Deed from Dana B. Goodman formerly Dana B. Pardue and husband, W. Barry Goodman to Ann B. Cowherd as recorded on the 1st day of May, 1996 in Deed Book 10033, Page 815, in the Register's Office of Davidson County, Tennessee.

**n/k/a Ann Boyd Cowherd

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 PHASE 2, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 4 and Plat Book 6900, Page 185, 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. Charter of Brentwood Villa Condominium Association, Inc. recorded in Book 6936, Page 895, amended in Book 7998, Page 249 and Book 8267, Page 270.

e. 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 VILLA Condominium of record in Book 6923, Page 943 , as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, further amended in Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574 and Book 8074, Page 564; 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.