QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130040036 DEEDQC
Recvd: 05/14/13 10:30 4 pgs
Fees:22.00 Taxes:0.00

20130514-0048390

STATE OF TENNESSEE
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 10 day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2-15

(AFFIX SEAL)

MEGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald G. Rains	Ronald G. Rains	86-6-A-520
(NAME)	(NAME)	
P.O. Box 505	P.O. Box 505	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Properties, a general partnership**, hereinafter called the Grantor(s), has quitclaimed unto **Ronald G. Rains, married Patrick L. Rains, married**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Unit No. 520 on the Plan of Steeplechase Condominiums, according to Master Deed of record in Book 686, Page 483, as amended in Book 7390, Page 1, inthe Register's Office for Davidson County, Tennessee, and Plan in Book 6200, Page 454, In the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Riverside Properties, a general Partnership , by deed dated 3/24/2005 and filed for record on 3/24/2005 from Thomas A. Bond and Rachel Warren Bond, his wife, of record in Instrument No. 20050325-0032274, Register's Office for Davidson County, Tennessee.

See EXHIBIT "B" exceptions attached hereto and made a part thereof by this reference.

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 520 Chandler Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 10 day of May, 2013

RIVERSIDE PROPERTIES, A GENERAL PARTNERSHIP

Ronald G. Rains
Partner

Patrick L. Rains
Partner

Keith A. Overstreet
Partner

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald G. Rains, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his to be a partner of Riverside Properties , a general partnership, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May, 2013.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick L. Rains, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his to be a partner of Riverside Properties , a general partnership, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May 2013.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

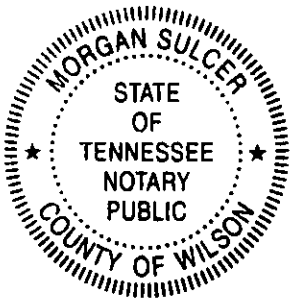
State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith A. Overstreet, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his to be a partner of Riverside Properties , a general partnership, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes

therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May, 2013.

Notary Public
My Commission Expires: 9-2-13



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

EXHIBIT B
EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.
2. Plan of Steeplechase Condominiums of record in Plat Book 6200, page 454, and as shown in the Master Deed as Exhibit "C" of record in Book 6816, Page 483, and in amendment to Master Deed of record in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums, of record in Book 6816, page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 6816, Page 519, Register's Office for Davidson County, Tennessee.
5. Charter of Steeplechase Condominium Homeowners Association of record in Book 6816, Page 534, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the use of the common areas and/or elements.
7. Lien for special assessments as contained in the restrictions