BILL GARRETT, Davidson County
Trans:T20130046959 DEEDQC
Recvd: 06/05/13 12:19 2 pgs
Fees:12.00 Taxes:0.00

20130605-0057127

QUITCLAIM DEED

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 28th DAY OF MAY, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5399 MARCHETTI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Elizabeth G. Marchetti	same	103-14-0-A 030.00 CO
4500 Post Road C30		
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, WE,

ELIZABETH G. MARCHETTI AND KEVIN J. MARCHETTI

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

ELIZABETH G. MARCHETTI

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 4500 Post Road C30, Nashville, TN 37205

Witness our hand on this 28th day of May, 2013

Elizabeth G. Marchetti

Kevin J. Marchetti

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

Witness my hand and official seal at Franklin, Tennessee, this 28TH day of May 2013

Notary Public

My Commission Expires:

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

13-P5399 MARCHETTI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. C-30 in a Horizontal Property Regime which is located on the Plat of The Hillwood, a Condominium Apartment created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5280, Page 464, as amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155 and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Hillwood Condominium Apartments, of record in Book 5200, Page 43, revised in Book 6250, Page 503, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from J. Christa Shreffler and Mary Lisa Shreffler Creekmur and Angie Elizabeth Roach and Zachary Scott Roach to Elizabeth G. Marchetti and Kevin J. Marchetti, tenants in common as recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106304; Quitclaim Deed from J. Christa Shreffler, as Trustee of the Junne Stroud Shreffler Residuary Trust to J. Christa Shreffler as to a 50% Undivided Interest and Mary Lisa Shreffler Creekmur as to a 30% Undivided Interest and Angie Elizabeth Roach as to a 10% Undivided Interest and Zachary Scott Roach as to a 10% Undivided Interest, as Tenants in Common as recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106301 and Executor's Deed from J. Christa Shreffler, Executor of the Estate of Junne Stroud Shreffler, deceased to J. Christa Shreffler, as Trustee of the Junne Stroud Shreffler Residuary Trust as recorded on the 1st day of October, 2012 in Instrument No. 20121001-0089037, 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 HILLWOOD REVISED, as recorded in Plat Book 5200, Page(s) 43 and Plat Book 6250, Page 503, 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 amended in Book 7702, Page 606, Book 7822, Page 263 and Instrument No. 20081125-0115372.

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 THE HILLWOOD Condominium of record in Book 5280, Page 464 , as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155 and Instrument No. 20130326-0029697; 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.