QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20130054550 DEEDQC
Recvd: 06/27/13 11:58 2 pgs
Fees: 12.00 Taxes: 0.00

20130627-0066129

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 24th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Daniel C. Titcomb	Peoples Home Equity, Inc.	129150A09400CO
(NAME)	(NAME)	
1025 Avery Trace Circle	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Brentwood, TN 37027	
(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, I **Daniel C. Titcomb**, hereinafter called the Grantor(s), has quitclaimed unto **Daniel C. Titcomb and Gina Mendoza, husband and wife**, 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. 94 SFC, as shown on the plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 7091, Page 302 as amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Daniel C. Titcomb, unmarried by Deed from Ralph A. Corley III and wife, Susan F. Corley, dated 04/13/2005 and filed for record on 04/19/2005 in Instrument 20050419004362Z, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Book 7091, Page 302, said Register's Office. Said Master deed was amended of record in Instrument 200804240042111, said Register's Office.
Said By-Laws were amended of record in Instrument 200710250126213, said Register's Office.
Deed of Conveyance of record in Book 4816, Page 392, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4816, Page 427, said Register's Office. Instrument of Correction of record in Book 4881, Page 710, said Register's Office.
Charter of record in Book 7102, Page 223, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 21 Vaughns Gap Rd #F 94, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 24th day of June, 2013.

Daniel C. Titcomb

State of Tennessee
County of Sumner

Personally appeared before me Daniel C. Titcomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2013.

Notary Public

My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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