Prepared by:
Stephen G. Young
Robinson, Reagan & Young, PLLC
105 Broadway, Suite 300
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20130071095 DEEDQC
Recvd: 08/19/13 09:29 3 pgs
Fees:17.00 Taxes:0.00
20130819-0086692

LENA DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

STATE OF TENNESEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $10.00.

Rosemary Schulters
AFFIANT

Kayanna Schulters
AFFIANT

Subscribed and sworn to before me, this 19th day of July, 2013.

Lena Derrick
NOTARY PUBLIC
My commission expires: 11-3-2015

Address of New Owner:	Send Tax Bills to:	Tax Information	
Kayanna Schulters and Rosemary Schulters 480 Old Towne Road Drive Brentwood, TN 37027	NEW OWNER Same	Map 160.16	Parcel 47.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lanceworth Schulters ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kayanna Schulters and Rosemary Schulters ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto,

This is improved property located at 480 Old Towne Drive, Brentwood, Tennessee 37027.

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.~~ RE.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" attached hereto. Grantor further covenants and binds itself, it successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, it successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of July 2013.

LANCEWORTH SCHULTERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lanceworth Schulters,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2013.

Lena Derrick

Notary Public, My Commission Expires: November 3, 2015

LENA DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
My Commission Expires

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 47 on the Plan of the Terraces of Brentwood Chase as of record in Instrument No. 20001103-0109127, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lanceworth Schulters, by deed dated June 30, 2005, from J. Harrison Hudnall and wife, Jeana Marie Hudnall, of record in Instrument No. 20050707-0078702, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Terraces at Brentwood Chase of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975 and Instrument No. 20010328-0029845;
3. Declaration of Covenants, Conditions and Restrictions for Brentwood Chase Community of record in Instrument No. 200005310053798, amended in Instrument No. 200008310086366;
4. By-Laws of Terraces at Brentwood Chase Townhome Association, Inc., of record in Instrument No. 20001214-0123058;
5. Dedication of common area to Terraces at Brentwood Chase Townhomes Association, Inc., of record in Instrument No. 20010208-0012530;
6. Dedication of common area to Brentwood Chase Community Association, Inc., of record in Instrument No. 20010208-0012529;
7. Charter of Incorporation of Terraces at Brentwood Chase Townhome Association, Inc., of record in Instrument No. 20001212-0123056;
8. All matters appearing on the Plan of record as Instrument No. 20001103-0109137;
9. Easement for drainage of record in Book 7902, page 389;
10. Easement for water mains and appurtenances of record in Book 8371, page 320; and
11. Storm water detention agreement of record in Book 1115, Page 281 and 286, Register's Office for Davidson County, Tennessee.