QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero ($0.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Jennifer M. Hanna Widner and Lester D. Widner have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and quitclaim unto LESTER D. WIDNER, his heirs and assigns, certain real property located, lying and being in Davidson County, Tennessee, and said property is more particularly bounded and described according to said Deed as follows:

Being Unit No. 1-C, on the plan of Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer M. Hanna and Lester D. Widner, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040206-0014842, Register's Office for Davidson County, Tennessee.

Taxes and assessments which are a lien and not yet due and payable.

All matters of record in Instrument No. 2002913-0111601, Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Instrument No. 20020911-0110959 and amended in Instrument No. 20021025-0130922, Register's Office for Davidson County, Tennessee.

Easement for construction and maintenance of drainage facility of record in book 7838, page 934, Register's Office for Davidson County, Tennessee.

Declaration of drainage Easement in Instrument No. 20020322-0035169, Register's Office for Davidson County, Tennessee.

Landscape Buffer Easement of record in Instrument No. 20011217-0138710, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments contained in the Declarations of Covenants, Conditions and Restrictions.

Subject to rights of others in and to the common areas/elements.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

TO HAVE AND TO HOLD said property, together with the appurtenances, estate, title and interest thereto belonging, unto the said LESTER D. WIDNER, his heirs or successors and assigns forever.

BILL GARRETT, Davidson County
Trans:T20130090001 DEEDQC
Recvd: 10/18/13 14:00 3 pgs
Fees:17.00 Taxes:0.00
20131018-0109188

And we do covenant with the said Lester D. Widner that we are lawfully seized and possessed of the above property in fee simple; have a good and lawful right to convey the same, and that said property is unencumbered except by taxes for the current year which shall be prorated as of the date of this instrument.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property unto the said LESTER D. WIDNER, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th **day of** September, 2013 LDW JMHW

JENNIFER M. HANNA WIDNER

LESTER D. WIDNER

STATE OF Mississippi
COUNTY OF Lee

Personally appeared before me JENNIFER M. HANNA WIDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th **day of September, 2013.**

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 101030 NANCY YOUNG Commission Expires Jan. 9, 2016 LEE COUNTY

NOTARY PUBLIC

My commission expires: _____

STATE OF Mississippi
COUNTY OF Lee

Personally appeared before me LESTER D. WIDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th **day of September, 2013.**

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 101030 NANCY YOUNG Commission Expires Jan. 9, 2016 LEE COUNTY

NOTARY PUBLIC

My commission expires: _____

OWNER'S PROPERTY ADDRESS & PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
LESTER D. WIDNER
1345 Bell Road, Unit 316
Antioch, TN 37013

STATE OF Mississippi
COUNTY OF Lee

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS $0.00.

AFFIANT

Lester D. Widner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th **DAY OF September, 2013.**

Nancy Young
NOTARY PUBLIC (SEAL, COMMISSION EXPIRES)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 101030 NANCY YOUNG Commission Expires Jan. 9, 2016 LEE COUNTY

THIS INSTRUMENT PREPARED BY:
B. BRONSON TABLER, P.A.
P. O. BOX 1129
103 W. COLLEGE STREET
BOONEVILLE, MS 38829
PHONE 662-210-8400
FAX 662-720-8314

Map & parcel # 162 12 08 003.00

TAI