THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 19th day of November, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130100287 DEEDQC
Recvd: 11/26/13 15:46 2 pgs
Fees:12.00 Taxes:0.00
20131126-0121581

QUITCLAIM DEED

Address New Owner: Jason J. Clark 321 Spicewood Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: 181-01-0A-184.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Amanda Ashley Turnbo, unmarried** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Jason J. Clark, unmarried,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 105, SECTION 5, SUGAR VALLEY, as shown on plat of record in Instrument No. 20001204-0118880, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda Ashley Turnbo and husband, Jason J. Clark by Warranty Deed from Richard Akomeah and Yaa Dufie Akomeah, husband and wife, recorded on the 28th day of July, 2009 in Instrument No. 20090728-0070580, 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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, SUGAR VALLEY, as recorded in Instrument No. 20001204-0118880.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20001205-0119527.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Deed to Homeowners Association for Common Area recorded at Instrument No. 20130523-0052431.

This is improved property located at 321 Spicewood Lane Nashville TN 37211

Whenever used, the singular number 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 this 19 day of November, 2013.

Amanda Ashley Turnbo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amanda Ashley Turnbo**, the bargainor, 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 and official seal at office, this 19th day of November, 2013.

Notary Public

KAREN H. HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires: My Commission Expires 08-16-2014