BILL GARRETT, Davidson County
Trans:T20140003322 DEEDQC
Recvd: 01/15/14 12:55 2 pgs
Fees:12.00 Taxes:0.00
20140115-0004162

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeff Rowlett
1105 Shadow Lane
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 096110A
Parcel 03400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Charles A. Rowlett,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Jeff Rowlett,** hereinafter called the Grantee, his heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Unit E-1, Hickory Place Condominiums, of record in Master Deed of record in Book 6654, Page 910 and referred to as Exhibit B found at Page 912 and corrected in Book 6759, Page 533 and referred to as Exhibit B found at Page 535, said corrected book. Unit E-1 being part of the Unit Plan for Phases 2-8, Section 1, Hickory Place Condominiums of record in Plat Book 6250, Page 795, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles A. Rowlett by Quitclaim Deed from Jeff Rowlett of record in Instrument No. 20120604-0048494, Register's Office for Davidson County, Tennessee.
This is the same description as in previous deed of record.
Spouse of the Grantor does not have to join in the conveyance as this is not their primary residence.
This conveyance is subject to Restrictive Covenants of record in Book 1103, Page 1870 and Restrictive Covenants Pertaining to Wastewater Collection and Treatment Services of record in Book 1103, Page 193, Register's Office, Wilson County, Tennessee.
This conveyance is subject to Restrictions, Building Lines and Easements of record in Plat Book 6250, Page 795; Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed and By-Laws establishing horizontal property regime of record under Master Deed of record in Book 6654, Page 910 as amended in Book 6759, Page 533; Book 6472, Pages 435 and 456; Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 553, Book 7015, Pages 182, 187 and 192, in the Register's Office including all exhibits attached thereto and incorporated therein by reference and/or any instrument creating the estate or estates hereby insured and any other allied instrument referred to in and aforesaid instruments..
This conveyance is subject to any and all easements and minimum building setback lines of record.

This conveyance is subject to Notes on the Plat of record in Plat Book 6250, Page 795, Register's Office, Davidson County, Tennessee.

This is improved property known as: 319 Hickory Place, Nashville, TN. 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of January, 2014.

Charles A. Rowlett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Rowlett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of January, 2014.

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is -0-.

AFFIANT

Subscribed and sworn before me this 2nd day of January, 2014.

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017