BILL GARRETT, Davidson County
Trans:T20140011695 DEEDQC
Recvd: 02/19/14 13:55 2 pgs
Fees:12.00 Taxes:0.00
20140219-0014258

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
MARNIE REDMOND, TRUSTEE 312 Glenridge Ct. Nashville, TN 37221	SAME	142130A04800CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this Transfer is One Dollar ($1.00).

Marnie Redmond
MARNIE REDMOND, Trustee

SUBSCRIBED AND SWORN to before me, Brittany Nelson, by MARNIE REDMOND, TRUSTEE OF THE REDMOND LIVING TRUST dated July 7, 2011, this 17 day of February, 2014.

Brittany Nelson
Notary Public
My Commission Expires: Jan 9, 2018

BRITTANY NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 9, 2018

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, MARNIE REDMOND, do hereby quitclaim and by these presents do transfer and convey unto MARNIE REDMOND, TRUSTEE OF THE REDMOND LIVING TRUST dated July 7, 2011, her successors and assigns, all of my right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 48, PHASE I AND BOUNDARY PLAT OF RIVERSIDE, as shown on plat of record in Plat Book 6900, Pages 490-492, revised in Plat Book 6900, Page 784 and corrected at Instrument No. 20040506-0052081, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 PHASE I AND BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page(s) 490-492, revised in Plat Book 6900, Page 784 and corrected at Instrument No. 20040506-0052081.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7185, Page 619, Book 7405, Page 780 and Instrument Nos. 20040419-0044162, 20091124-0108147 and 20091204-0111306.

Charter of Homeowners Association recorded in Book 7829, Page 703.

Easement for Utilities, recorded in Book 6970, Page 275 and Book 6970, Page 278.

Easement for Ingress/Egress, recorded in Book 7103, Page 48.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Easement recorded in Book 6972, Page 45.

Quitclaim Deed to Homeowners Association for Open Space recorded at Instrument No. 20040608-0067841.

Being the same property conveyed to Marnie Redmond by deed of record in Instrument Number 20130701-0067920, Register's Office for Davidson County, Tennessee.

This improved property is located at 312 Glenridge Court, Nashville, TN 37221.

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

WITNESS my hand this 17th day of February, 2014.

Marnie Redmond
MARNIE REDMOND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brittany Nelson, of said county, MARNIE REDMOND, the within named 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, this 17 day of February, 2014.

Brittany Nelson
NOTARY PUBLIC

My Commission Expires:

Jan. 9, 2018

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018