BILL GARRETT, Davidson County
Trans:T20140036442 DEEDQC
Recvd: 05/23/14 14:21 4 pgs
Fees:23.00 Taxes:24.05
20140523-0044859

THIS INSTRUMENT WAS PREPARED BY:

PAULUS & DOLAN, PLLC
ONE BELLE MEADE PLACE, SUITE 101
4400 HARDING ROAD
NASHVILLE, TENNESSEE 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THIS ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00

Dan Paulus
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2014

Sarah Ann Green
NOTARY PUBLIC

NOTARY PUBLIC LARGE

MY COMMISSION EXPIRES: 1-15-15

ADDRESS NEW OWNER AS:
Stewart A. Strickland
6951 Bluff Road
Brentwood, TN 37027

Send Tax Bills To:
Same

Map and Parcel
172-12D 498.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Sixty Five Hundred Dollars ($6,500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donna Mize Willis and William Randall Mize**, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary ("GRANTORS") have bargained and sold, and by these presents do hereby quitclaim, transfer and convey unto **Stewart A. Strickland** ("GRANTEE") all of their interest in and to the following described real estate in Nashville, Davidson County, Tennessee, including separate life estate interests in an undivided one-half (1/2) interest in said property having been bequeathed to them under the Will of Richard S. Mize, now deceased, said Will having been probated in the Circuit Court for Davidson County, Tennessee, as Case No. 11P1698, and being further described as follows:

> Land in Davidson County, Tennessee, being Unit No. X-2 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as the Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office.

Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Stewart A. Strickland and Richard S. Mize by deed dated August 11, 2006 of record as Instrument No. 20060815-0100452 in the Register's Office for Davidson County, Tennessee, said Richard S. Mize having since died on September 27, 2011. Mr. Mize's will created a life estate interest in his undivided one-half interest in Donna Mize Willis and a further life estate interest following her death or the termination of her interest in William Randall Mize, the will having been probated in the Circuit Court of Davidson County, Tennessee, as Case No. 11P1698. Said will further provided for the remainder interest to pass to Stewart A. Strickland, said interest having been conveyed to Stewart A. Strickland by Executors deed of record as Instrument No. 201431009-0106124 in the Register's Office for Davidson County, Tennessee.

This conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County Taxes have been assumed by the Grantee; and

2. Matters shown on Plan of record as Instrument No. 20060118-006550 and as Exhibit A of Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060120-0007913, in said Register's Office; and

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 in said Register's Office; and

5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492 and made applicable to the subject property by Instrument No. 20060120-0007914 in said Register's Office; and

6. Stormwater Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office; and

7. Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in said Register's Office; and

8. Charter of the Lenox Village Town Center Association, Inc. of record as Instrument No. 20031016-0153550 in said Register's Office; and

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 8047 Bienville Drive X-2, Nashville, Tennessee

WITNESS my hand this 7th day of ~~February~~ May 2014.

Donna Mize Willis

William Randall Mize

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Donna Mize Willis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the written instrument for the purposes therein contained.

Witness my hand and official seal at Wells Fargo Bank 1952 E Main St. Spartanburg, SC, this 7th day of May, 2014.

Andrea Bagwell
NOTARY PUBLIC

ANDREA BAGWELL NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires:
My Commission Expires
December 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, William Randall Mize, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the written instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2014.

NOTARY PUBLIC

JEFF STEPICKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:

8-23-16