SEND TAX NOTICE TO:
NEW OWNER:
Maria E. Mitchell
5170 Hickory Hollow Parkway
Unit # 806
Antioch, TN 37013

This Instrument Prepared By:
Joe M. Brandon Jr.
Attorney At Law
119 North Maple Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20140036819 DEEDQC
Recvd: 05/27/14 14:14 3 pgs
Fees:17.00 Taxes:0.00
20140527-0045404

Map No. 163-05-A
Parcel 43.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100 ($10.00), cash in hand paid, receipt of which is hereby acknowledged, I, **STEVEN E. WATTS,** the undersigned, hereby convey and quitclaim unto **MARIA E. MITCHELL** all of my rights, title, and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 43 on the Plan of Hickory Hollow Townhomes (Mill Park), Phase I, A Horizontal Property Regime (Private Element) of record in Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to NVR, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Vastland/Eatherly/McClung Development, LLC, of record by Instrument No. 200001260008508, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

> Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.
>
> Subject to restrictive covenants of record in Book 10719, page 425 as amended in Book 11167, page 757, Register's Office for Davidson County, Tennessee.
>
> All matters appearing on the Plan of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee.
>
> Subject to By-Laws of record in Book 10719, page 464, Register's Office for

Davidson County, Tennessee.

Subject to Charter of record in Book 1719, page 419, Register's Office for Davidson County, Tennessee.

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Subject to Certificate of Merger of record by Instrument No. 2000001050001509, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.

Subject to As-Built Certificates of record in Book 11315, pages 157 and 159, Register's Office for Davidson County, Tennessee.

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.

Being the same property, conveyed to Maria E. Mitchell, unmarried, by Warranty Deed dated 7/21/2000 from NVR Mortgage Finances, Inc., T/A Ryan Homes, AS Virginia Corporation of record by Instrument No. 200007210072415, Register's Office for Davidson County, Tennessee.

This is improved property known as 5170 Hickory Hollow Parkway, #806, Antioch, Tennessee, 37013.

This conveyance is subject to any and all restrictions and easements currently of record.

That **STEVEN E. WATTS** executes this instrument for the express purpose of transferring any interest he may have in the above described property to **MARIA E. MITCHELL** the grantee named herein.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15 day of May, 2014.

STEVEN E. WATTS

STATE OF Tennessee }
} SS:
COUNTY OF Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **STEVEN E. WATTS**, the bargainer, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 15th day of May, 2014.

Kerri Beane
NOTARY PUBLIC

KERRI BEANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 15, 2017

My Commission expires: 4.15.17

AFFIDAVIT

I hereby swear or affirm that this conveyance is made pursuant to T.C.A. 67-4-409(a)(3)(A), and therefore no transfer tax is due or payable for the recordation of this instrument.

S E Watts
AFFIANT

Sworn to and subscribed before me, this 15th day of May, 2014.

Kerri Beane
NOTARY PUBLIC

KERRI BEANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 15, 2017

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