BILL GARRETT, Davidson County
Trans:T20140052837 DEEDQC
Recvd: 07/22/14 10:59 3 pgs
Fees:17.00 Taxes:0.00
20140722-0064987

Subject Property: **Map -Parcel#:** **181-10-E-001 CO**

Property Address:

New Owner: **Michele E. Riley**
Address: **5320 Missionary Way**
Brentwood, TN 37027

Tax Bill to:

Same address

This instrument was prepared by: **Virginia L. Story**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778; Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on June 3, 2014, Case Number 40525, and for good and valuable consideration, and no monetary consideration, I, **Timothy J. Riley**, hereby quitclaim and convey to **Michele E. Riley**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on Plat of High Point, Phase 1, Section 1, of record as Instrument No. 20101216-0100068 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to **Timothy J. Riley** and Wife, **Michele Riley**, by Deed from **Regent Homes LLC, a Tennessee Limited Liability Company** as record as Instrument No. 20120924-0086648 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above –described parcel of land is subject to the following:

1. Subject to matters shown on Plat of High Point, Phrase 1, Section 1, of record as Instrument No. 20101216-0100068 in the Register's Office for Davidson County, Tennessee.
2. Charter of High Point Homeowner's Association, Inc. of record as Instrument No. 2010113-003233in said Register's Office.
3. Subject to a Non-Exclusive Easement crossing a portion of High Point Investors, LLC, property shown in vesting Deed of record as Instrument No. 20080214-0014939 in said Register's Office.
4. Inspection of Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470 in said Register's Office.
5. Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517 in said Register's Office.
6. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-

0065912 in said Register's Office.

7. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No.20110411-0027742 in said Register's Office.
8. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466 in said Register's Office.
9. Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20110603-0042709 as amended by Instrument No. 20120119-0005431, in the Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law; together with Charter and By-Laws attached thereto as Exhibits "B" and "C".
10. 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.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 20th day of June, 2014.

Timothy J. Riley

This is improved property, known as 5320 Missionary Way; Brentwood, TN 37027

FORREST L MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN
My Commission Expires October 24 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy J. Riley**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 2014.

NOTARY PUBLIC

10/24/2015
My Commission Expires

FORREST L MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN
My Commission Expires October 24 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Michelle E Riley
Affiant

Sworn to and subscribed before me this 17th day of July, 2014.

Connie D Sumner
NOTARY PUBLIC

1-29-18
My commission expires

CONNIE D SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires January 28, 2018