BILL GARRETT, Davidson County
Trans: T20140066099 DEEDQC
Recvd: 09/05/14 08:55 3 pgs
Fees: 17.00 Taxes: 0.00
20140905-0081313

QUITCLAIM DEED

STATE OF _____
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3rd DAY OF September, 2014

Pam S. Houser
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, Pistorio & Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6982P PILLER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sandra Piller	Same as owner	104-10-R 36.00 CO
610 Chesterfield Way		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANDRA PILLER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

SANDRA PILLER AND STEVE CALLAS,
CO-TRUSTEES OF THE PILLER FAMILY TRUST OF 1998 AS AMENDED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 610 Chesterfield Way, Nashville, TN 37212

Witness my hand on this 28th day of August, 2014

Sandra Piller

STATE OF _____ COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Sandra Piller and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Sandra Piller and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____day of _____, 2014

Notary Public_____

My Commission Expires:_____

SEE ATTACHED CALIFORNIA ACKNOWLEDGEMENT

14-6982P PILLER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 36, THE CHESTERFIELD, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from National Transfer Services, LLC, A Texas Limited Liability Company, to Sandra Piller, a single woman, dated June 20, 2014 and recorded in instrument 20140731-0068597 in the Register's office for Davidson County, Tennessee on July 31, 2014.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

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.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425, Book 741, Page 516 and Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-0008275, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Storm Water Detention Agreement recorded at Instrument No. 20070409-0041489.

e. Easement for Sanitary Sewer, recorded in Book 1129, Page 133 and Instrument No. 20070302-0025616.

f. Easement for Storm Drainage, recorded in Instrument No. 20070409-0041475.

g. Conveyance to State of Tennessee recorded in Book 5028, Page 724.

h. Easement for Sanitary Sewer recorded at Instrument No. 20120827-0076955.

i. Easement for Water Line recorded at Instrument No. 20120827-0077080.

j. All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; Including without limitation an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES }

On 08-28-2014 (Date) before me, LISA ANN DELFS, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared SANDRA PILLER (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

LISA ANN DELFS
Commission # 1990850
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 08-28-2014 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SANDRA PILLER

☑ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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