QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140073009 DEEDQC
Recvd: 09/29/14 14:38 2 pgs
Fees:12.00 Taxes:0.00
20140929-0089586

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

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE _____DAY OF _____, 20

Pam S. Houser
NOTARY PUBLIC

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

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7134P DUNCAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Whitney Duncan and Keith P Tolleson	SAME	103-03-014.00
5618 Meadowcrest Lane		103-03-014.00
Nashville, TN 37209		

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,

VAUGHN DUNCAN

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

WHITNEY DUNCAN AND HUSBAND KEITH P TOLLEFSON

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 5618 Meadowcrest Lane, Nashville, TN 37209

Witness my hand on this 23RD day of SEPT., 2014

Vaughn Duncan
Vaughn Duncan

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at Jackson, Tennessee, this 23rd day of Sept, 2014

Notary Public Bettye F. Baker

My Commission Expires: 4/23/16

BETTYE F. BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 110, SECTION 2, RICHLAND MEADOWS, as shown on plat of record in Plat Book 2083, Page 72, 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 Quitclaim Deed from Whitney Duncan to Vaughn Duncan as recorded on the 5th day of August, 2013 in Instrument No. 20130805-0081819; Warranty Deed from Michelle Liggett, unmarried to Whitney Duncan and Vaughn Duncan as recorded on the 5th day of August, 2013 in Instrument No. 20130805-0081817 and Warranty Deed from Richard Kidney and wife, Jane Kidney to Michelle Liggett, an unmarried woman as recorded on the 21st day of September, 2007 in Instrument No. 20070921-0113145, in the Register's Office of Davidson County, Tennessee.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, RICHLAND MEADOWS, as recorded in Plat Book 2083, Page(s) 72, 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. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2152, Page 121, as amended in Book 2195, Page 256 , 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).

e. Easement for Sanitary Sewers, etc., recorded in Instrument No. 20060913-0113210.