(3)

BILL GARRETT, Davidson County
Trans: T20140088906 DEEDQC
Recvd: 11/25/14 13:54 2 pgs
Fees: 12.00 Taxes: 0.00
20141125-0108768

QUITCLAIM DEED

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-21-2016

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21 DAY OF November, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7211C CLOUD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lori Cloud	same	103-02-0-G-001.00 CO
5757 Maudina Avenue		103-02-0-G-001.00 CO
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,

LORI CLOUD

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

LORI ANN CLOUD, TRUSTEE OF THE LORI ANN CLOUD LIVING TRUST DATED JANUARY 5, 2005

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 5757 Maudina Avenue, Nashville, TN 37209

Witness my hand on this 21 day of November, 2014

Lori Cloud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 21 day of November, 2014

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-21-2016

14-7211C CLOUD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1, WESTLAND SQUARE TOWNHOMES II, as shown on Exhibit "B" of record in Instrument No. 20080722-0075210, 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 to Kathryn Coleman, unmarried by Warranty Deed from Richard Ice Building Group, Inc., a Tennessee corporation, recorded on the 9th day of September, 2008 in Instrument No. 20080909-0092304, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Lori Cloud by Warranty Deed from Kathryn Coleman of Record in Instrument #20141125-0108760 , Registers Office for 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 2015 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 recorded in Exhibit "B" of Instrument No. 20080722-0075210 and Instrument Nos. 20060425-0046951 and 20080305-0022004, 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 Deed recorded in Instrument Nos. 20080722-0075210, 20060418-0044405 and 20060428-0048911 , 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. Terms and provisions of by-Laws recorded in Instrument No. 20080603-0056490.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAND SQUARE TOWNHOMES II of record in Instrument No. 20080516-0050698, as amended by instrument(s) of record in Instrument Nos. 20130815-0085918 and 20080516-0050699; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Easement for Drainage & Detention Pond, recorded in Instrument No. 20070521-0060237.

h. Easement for Sewer/Storm Drainage/Water Mains/Pumps & Appurtenances, recorded in Instrument No. 20070711-0082696.

i. Storm Water Detention Agreement recorded at Instrument Nos. 20040223-0020159 and 20070711-0082754.

j. Conveyance for Open Space recorded at Instrument No. 20071227-0147976.