Return to
PIONEER TITLE AGENCY, INC.
513 Georgia Avenue
Chattanooga, TN 37403

BILL GARRETT, Davidson County
Trans:T20150029969 DEEDQC
Recvd: 04/21/15 10:20 3 pgs
Fees:17.00 Taxes:0.00
20150421-0035387

Prepared By

Tammie S. Belcher, Esq.
Pioneer Title Agency, Inc.
513 Georgia Avenue
CHATTANOOGA, TN 37402

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel Number)
Amy N. Wheeler	Same	089I-E-011
Casey W. Wheeler	(Name)	
3054 Igou Crossing Dr.		
(Street Address or Route Number)	(Street Address)	
Chatt, TN 37421		
(City) (State) (Zip)	(City) (State) (Zip)	

PTA 123772

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, Amy N. Wheeler f/k/a Amy N. Bolton, desiring to convert the hereinafter described property into an estate by the entireties with my husband, Casey W. Wheeler, in and to the entire interest in the hereinafter described property as provided by the Acts 1949, Chapter 25, Section 1, (Section 66-1-109 of Tennessee Code Annotated), do hereby sell, transfer and convey and quitclaim unto Casey W. Wheeler, an undivided interest in and to the following described real estate located in Davidson County, Tennessee:

Unit 123, HIGHLAND VILLA Condominiums, as established under Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232, in the Register's Office, DAVIDSON County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Amy N. Bolton, unmarried, from April Leigh Wright White and Barrett R. White, by Warranty Deed of record at Instrument No. 20051101-0131947, in the Registers office of Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants and Easements for Boulder Point Subdivision dated November 20, 2012, with Lien of Assessments and recorded in Book 9808, Page 738, and as affected by Supplemental Declaration of Restrictive Covenants and Easements for Boulder Point Subdivision dated November 20, 2012 and recorded in Book 9810, Page 432, in the Register's Office of Hamilton County, Tennessee.

Subject to Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of HIGHLAND VILLA, as recorded in Plat Book 6200, Page 473, in the Register's Office of Davidson County, Tennessee, 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 United States Code 42, Section 3604 (c)

Subject to terms and provisions of the Amendments to the By-laws of Highland Homeowners' Association, Inc. recorded in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Page 265, Book 9730, Page 268, and Book 9730, Page 271, Instrument Nos. 20021118-0142476 and 20081210-0119221, in the Register's Office of Davidson County, Tennessee. Subject to a minimum setback lines as shown, described or noted on plats of Boulder Point recorded in Plat Book 96, Page 80, and revised in Plat Book 98, Page 88, in the Register's Office of Hamilton County, Tennessee.

Subject to Charter of Highland Villa Homeowners' Association, Inc. in Book 7278, Page 310, in the Register's Office of Davidson County, Tennessee. Subject to stipulation on plat "No below ground pools without written approval from the Hamilton County Health Department.", as shown, described or noted on legend of plats of Boulder Point recorded in Plat Book 96, Page 80, and revised in Plat Book 98, Page 88, in the Register's Office of Hamilton County, Tennessee.

Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing HIGHLAND VILLA Condominium of record in Book 7278, Page 312, in the Register's Office of Davidson County, Tennessee, as amended by instruments of record in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173. Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232, in the Register's Office of Davidson County, Tennessee; 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. Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Easement recorded in Book 7913, Page 753, and Book 8175, Page 774, in the Register's Office of Davidson County, Tennessee.

The grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2015.

WITNESS my hand as of the 16th day of April, 2015.

Amy N. Wheeler

a/k/a Amy N. Bolton

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 16th day of April, 2015, before me personally appeared Amy N. Wheeler f/k/a Amy N. Bolton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of herself, acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

Debbie S. Raborn

Notary Public
My Commission Expires: 10-3-18

HAMILTON COUNTY DEBBIE S. RABORN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~

Subscribed and sworn to before me on this the 16th day of April, 2015.

Debbie S Raborn

Notary Public
My Commission Expires: 10-3-18

HAMILTON COUNTY DEBBIE S. RABORN STATE OF TENNESSEE NOTARY PUBLIC