QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150036121 DEEDQC
Recvd: 05/11/15 10:24 2 pgs
Fees:12.00 Taxes:0.00
20150511-0042783

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 BEFORE ME, THIS THE 4th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: ~~November 13, 2017~~ 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daryl and Amanda Vienneau	Daryl And Amanda Vienneau	105140C00500CO
(NAME)	(NAME)	
2208 Knowles Ave.	2208 Knowles Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amanda J. Russell, now known as Amanda J. Vienneau,** hereinafter called the Grantor(s), have quitclaimed unto **Daryl Vienneau and Amanda J. Vienneau, husband and wife** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property in Davidson County Tennessee, described as Unit No. 2206 of The Park at Melrose Townhomes, a Horizontal Property Regime located in Nashville, Tennessee, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions of the Park of Melrose Townhomes, recorded in Instrument No. 20070604-0065994, said Register's Office , and described in a Declaration of Covenants, Conditions, and Restrictions recorded in Instrument Number 20070604-0065994 as supplemented in Instrument Number 20070614-0071575, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon relating to the apartments, property, co-owners, and tenants of The Park at Melrose Townhomes, contained in the Declaration of Covenants, Conditions, and Restrictions recorded in Instrument Number 20070604-0065994 as supplemented in Instrument Number 20070614-0071575 said Register's Office, By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Amanda J. Russell, by Deed from Al Frazmand, recorded on February 1, 2010, of record in Instrument Number 20100201-0007769, Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record in Instrument Number 20100421-0030055, Register's Office for Davidson County, Tennessee. The said Amanda J. Russell having since married Daryl Vienneau is now known as Amanda J. Vienneau.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2208 Knowles Ave., Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 4th day of May, 2015.

Amanda J. Russell, now known as, Amanda J. Vienneau

State of Tennessee
County of Williamson

Personally appeared before me Amanda J. Russell, now known as, Amanda J. Vienneau, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of May, 2015.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 10345