BILL GARRETT, Davidson County
Trans:T20150099599 DEEDQC
Recvd: 11/23/15 14:30 2 pgs
Fees:12.00 Taxes:0.00

20151123-0118721

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Denise Armstrong, Affiant
Subscribed and sworn before me this the
23 Day of NOV, 2015
Abby Lee, Deputy Register

THIS INSTRUMENT PREPARED BY: **James E. Thompson, Esq.** 637 Orlie Young Rd Crab Orchard, TN 37723 (931)459-2180	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or true value, whichever is greater for this transfer is $_____ _____ Affiant Subscribed and sworn before me, this _____ day of _____, 2015. _____ Notary Public My Commission Expires _____

After Recording Mail To:
Denise Armstrong
31 Brambleton Court
Crossville, Tennessee 38558

Mail Tax Statements To:
Denise Armstrong
31 Brambleton Court
Crossville, Tennessee 38558

Map-Parcel Number:
131050C11000CO

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, JAMES M. ARMSTRONG, Jr., does hereby convey and quit claim to his wife, DENISE S. ARMSTRONG, hereinafter the GRANTEE, her heirs, assigns, any and all interest the Grantor has in and to a certain tract or parcel of land in DAVIDSON COUNTY, TENNESSEE described as follows:

Land in Davidson County, Tennessee, being Unit No. 110, as shown on the plan of The Hillsborough Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to JAMES M. ARMSTRONG, JR. and wife, DENISE S. ARMSTRONG from GINGER Y. HARPER by a Warranty Deed dated February 22, 2013 in Instrument Number 20130227-0019488, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to

coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Publics Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All matters as set forth per Plat Book 6250, Page 699, said Register's Office.

Master Deed and By-Laws filed for record in Book 6822, Page 721, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4161, Page 814, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6229, Page 484, said Register's Office.
Storm Water Detention Agreement of record in Book 6702, Page 330, said Register's Office.
Agreement of record in Book 6502, Page 938, said Register's Office.
Charter of Record in Book 7925, Page 64, said Register's Office.
Charter Amendment of record in Book 8350, Page 426, said Register's Office.

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.

This is an improved property known as 110 Forest Place Circle, Nashville, Tennessee 37215.

The information contained herein was furnished by the parties and taken from the previous deed. The preparer of this instrument accepts no responsibility or/liability as to liens, encumbrances, defects in title, or other such matters respecting the validity of the title that would be disclosed by an accurate survey and/or title search.

Dated this 8 day of 10 2015. Denise Armstrong as POA

DENISE ARMSTRONG as Power of Attorney for JAMES ARMSTRONG

STATE OF TENNESSEE)
) ss
COUNTY OF CUMBERLAND)

On this 8th of October 2015, before me, a Notary Public, personally appeared **DENISE S. ARMSTRONG,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Power of Attorney for James Armstrong, and that by her signature on the instrument the person whom executed the instrument.

WITNESS my hand and official seal. Brinda Copeland Notary Public

My Commission Expires 6/4/2019

BRINDA COPELAND STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY