BILL GARRETT, Davidson County
Trans:T20160003919 DEEDQC
Recvd: 01/15/16 09:33 3 pgs
Fees:17.00 Taxes:0.00
20160115-0004300

This Instrument prepared by:
Blakeley D. Matthews, Esq.
P.O. Box. 190695
Nashville, TN 37219-0695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Quitclaim Transaction

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2016

Notary Public

MY COMMISSION EXPIRES:

(affix seal)

FARRAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
J. Payson Matthews, III, Genie Matthews and Blakeley D. Matthews	SAME	
(NAME) 744 Harpeth Trace Drive	SAME	143020B02300CO
(ADDRESS)	(ADDRESS) SAME	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that J. Payson Matthews, III and wife Genie Matthews, on this the 11 day of January, 2016, do hereby quitclaim and convey unto Blakeley D. Matthews a one percent (1%) undivided interest in the following land in Davidson County, Tennessee:

Lot No. 23 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 6250, Page 455, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed by Warranty Deed from CHERYL ANN BIBBEE, THE EXECUTRIX OF THE ESTATE OF STEVE BRUNINGA, A/KA/ STEPHEN SCOTT BRUNINGA to J. Payson Matthews, III and Genie Matthews as recorded on the 30th day of September, 2015 in Instrument No. 20150930-0099032 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREETOPS AT HARPETH TRACE, as recorded in Plat Book 6250, Page(s) 455.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6287, Page 417.
- Terms and provisions of By-Laws recorded in Book 6287, Page 460.
- Charter of Treetops at Harpeth Trace Homeowners' Association. Inc., recorded in Book 8085, Page 576.
- Easement for watermains, recorded in Book 5142, Page 694.
- Easement recorded in Book 5360, Page 320, Book 5364, Page 882 and Book 4889, Page 192.
- Conveyance of Common Area by deed recorded in Book 6465, Page 410.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 744 Harpeth Trace Drive, Nashville, Tennessee 37221.

IN TESTIMONY WHEREOF We have hereunto set our hands this 11 day of January, 2016.

J. PAYSON MATTHEWS, III

GENIE MATTHEWS

STATE OF TENNESSEE
COUNTY OF FAYETTE

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared J. Payson Matthews, III and Genie Matthews with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the individuals within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 11 day of January, 2016.

Jeanne C. DeLong
Notary Public

My Commission Expires: 9-30-2017

JEANNE C. DELONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE

Name and Address of Property Owner and Person Responsible for Taxes:

J. Payson Matthews, III, Genie Matthews & Blakeley D. Matthews
744 Harpeth Trace Drive
Nashville, Tennessee 37221

JEANNE C. DELONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE