QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

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THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8130 BROWN CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lenny William Brown	Franklin Synergy Bank	034070B02000CO
2504 Val Marie Drive	722 Columbia Ave	
Madison, TN 37115	Franklin TN 37064	

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,

CHERI L. BROWN

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

LENNY WILLIAM BROWN

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 2504 Val Marie Drive, Madison, TN 37115

Witness our hand on this 1st day of September, 2016

Cheri L. Brown

BILL GARRETT, Davidson County
Trans:T20160079611 DEEDQC
Recvd: 09/12/16 11:07 2 pgs
Fees:12.00 Taxes:0.00
20160912-0095510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Franklin, Tennessee, this 1st day of September, 2015

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

16-8130 BROWN CP LG

EXHIBIT A - LEGAL DESCRIPTION

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot Number 20 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as instrument #20080821-0086071, amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being part of the same property conveyed by Special Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan corporation to T H Properties, LLC, a Tennessee limited liability company, as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115099 and part of Warranty Deed from Debt Solutions, LLC to Norfolk Homes of Nashville, Inc., as recorded on the 17th day of January, 2013 in Instrument No. 20130117-0005502, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Domus Builders LLC by Warranty Deed from T H Properties LLC, a Tennessee Limited Liability Company, recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041496, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lenny William Brown and Cheri Brown, by Warranty Deed from Domus Builders LLC, recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095508, in the Register's Office of 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.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20071221-0146647, revised at Instrument No. 20080117-0005451, 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).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected at Instrument Nos. 20050729-0088636, 20080721-0074557 and 20150709-0066722 , 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).

5. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.

6. Easement for Sanitary Sewers, recorded in Book 6861, Page 948.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCLAVE AT TWIN HILLS of record in Instrument No. 20080821-0086071 , as amended by instrument(s) of record in Instrument Nos. 20151112-0115172 and 20151217-0127190; 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.

8. Easement Deed by Court Order Settlement Landowner Action recorded in Instrument No. 20120228-0017172.

9. Charter right-of-way for CSX Transportation Railroad.

10. Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.

11. Title to that portion of the premises, in any, embraced within the bounds of any streets, roads and/or highways.