QUITCLAIM DEED	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 ME ON THE 2nd DAY OF October, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7689 DYER CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sean Dyer	SAME	142110B03100CO
828 Magnolia Court E		
Nashville, TN 37221		

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,

SEAN DYER

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

SEAN DYER AND WIFE ANNA DYER

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 828 Magnolia Court E, Nashville, TN 37221

BILL GARRETT, Davidson County
Trans: T20160097720 DEEDQC
Recvd: 11/04/16 09:32 2 pgs
Fees: 12.00 Taxes: 0.00
20161104-0116817

Witness my hand on this 29th day of October, 2016

Sean Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2016

Notary Public

My Commission Expires: 11/6/2020

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

15-7689 DYER CP

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 31 as shown on the final Plat of Magnolia Place as of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of lot.

Being the same property conveyed to Lana R. Pierce by Warranty Deed from Brad Rosenblum, single, recorded on the 12th day of July, 1995 in Deed Book 9728, Page 601, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Sean Dyer by Warranty Deed from Lana R. Pierce, married, recorded on the 31st day of August, 2015 in Instrument Number 20150831-0087989, in the Register's Office of Davidson County, Tennessee.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

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.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF MAGNOLIA PLACE, as recorded in Plat Book 7900, Page(s) 729 and Boundary Plat recorded in Plat Book 7900, Page 179, 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).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9367, Page 807 , 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).

e. Terms and provisions of the Articles of Incorporation of Magnolia Place Homeowners Association, Inc., recorded in Book 9391, Page 887.

f. Easement for Sanitary Sewer, recorded in Book 7788, Page 977 and Book 7803, Page 640.

