QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160105345 DEEDQC
Recvd: 11/30/16 12:41 2 pgs
Fees:12.00 Taxes:0.00

20161130-0125656

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 11th DAY OF April, 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. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8028 CAMPO CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Natalie M. Campo	F&M Bank	11801027601
916 Gilmore Ave	50 Franklin Street	
Nashville, TN 37204	Clarksville TN 37040	

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,

LAWRENCE P. KLEUSER

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

NATALIE M. CAMPO

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 916 Gilmore Ave, Nashville, TN 37204

Witness our hand hand on this 11th day of April, 2016

Lawrence P. Kleuser

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: Lawerence P. Kleuser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Lawrence P. Kleuser, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Frankin, Tennessee, this 11th day of April, 2016

Notary Public

My Commission Expires:

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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 37 and the Easterly 2 feet of Lot No. 38 on the plan of Montrose Place of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee. Said Lot No. 37 and part of Lot No. 38 front together 52 feet on the Northerly margin of Gilmore Avenue and extend back between parallel lines 160 feet to an alley. Being the same property conveyed to Lawrence P. Kleuser and Natalie M. Campo, husband and wife by Warranty Deed from Jared S. Reynolds and wife, Laura Reynolds, recorded on the 4th day of August, 2010 in Instrument No. 20100804-0061387, 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 of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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. Tolling Agreement recorded at Instrument No. 20090603-0051285.

6. Easement Agreement recorded at Instrument No. 20080522-0052580, as corrected by Scrivener's Affidavit recorded at Instrument No. 20100714-0055132.

7. Restrictive Covenant for Detached Structure recorded at Instrument No. 20140207-0010939.

8. Note: For informational purposes the previous Deed from Lawrence P. Kleuser and Natalie M. Campo to Lawrence P. Kleuser and Natalie M. Campo, husband and wife was recorded on August 4, 2010 and had a consideration value of $487,000.00, as filed of record in the Davidson County Register of Deeds Office. The Company has provided this for informational purposes only and this will not impact the coverage afforded by First American Title Insurance Company.