BILL GARRETT, Davidson County
Trans:T20170048424 DEEDQC
Recvd: 06/07/17 10:53 4 pgs
Fees:22.00 Taxes:0.00
20170607-0056957

QUITCLAIM DEED

Prepared By:

Leon Foster, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Christopher Simpson
Address: 1040 Riverwood Village Blvd
Hermitage, TN 37076

PROPERTY OWNER:
Name: CCSW & Co, LLC
Address: 120 Thistle Lane;
226 Thistle Lane
Hermitage, TN 37076

Map Group Parcel
086-14-0A-120.00 CO
086-14-0A-226.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid; and other good and valuable Consideration, the receipt of all of which is hereby acknowledged,

I/We Christopher Simpson (Grantor),

do hereby demise, release and forever quitclaim to,

CCSW & Co, LLC (Grantee), its successors transferees and assigns, all my right, title and interest in and to the following described property, situated in the Davidson County, Tennessee, described as follows, to-wit:

TRACT I:
Being Unit No. 120 on the Plan of Hermitage Meadows, Stage One, as of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marlyn D. Garwood and Edith K. Garwood, husband and wife, by Warranty Deed from Joan C. Shelton, unmarried, dated May 1, 2017 of record in Instrument Number 20010508-0047743, re-recorded in

Instrument Number 20010522-0052927, Register's Office for Davidson County, TN.

TRACT II:
Being Unit No. 226 on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marlyn D. Garwood and wife, Edith K. Garwood, by Warranty Deed from Jolayne Boles Hines f/k/a Jolayne S. Boles, dated June 5, 2004 of record in Instrument Number 20040628-0076683, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 507; Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6034, Page 365, amended in Instrument Number 20170210-0013943, Scrivener's Affidavit in Instrument Number 20170320-0026618, and By-Laws of record in Book 6034, Page 383, amended in Book 7660, Page 612, amended in Instrument Number 20010327-0029002, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement to Comcast for broadband communications of record in Instrument Number 20121114-0104689, said Register's Office.
5) Property is subject to an Easement to the Cumberland Water Company for utilities of record in Book 4419, Page 230, said Register's Office.
6) Property is subject to an Easement to First Suburban Water and Cumberland Utility for a water main of record in Book 6164, Page 436, said Register's Office.
7) Property is subject to the HOA Charter of record in Book 6034, Page 376, amended in Book 7466, Page 25, and Book 8275, Page 843, said Register's Office.
8) Property is subject to conveyance's to the HOA for common areas of record in Book 6158, Page 931 (Stage 1), Book 6668, Page 54, (State 1 and 2) and Book 6209, Page 548 (Stage 2), said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Stonehorse Real Estate Holdings, LLC, to Christopher Simpson, dated May 19, 2017, which deed duly appears of

record in Instrument Number 20170526-0052519
Register's Office of the above county.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, this the 30th day of May, 2017.

C. S.

Christopher Simpson

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Christopher Simpson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 30th day of May, 2017.

Notary Public

My Commission Expires: 4-24-18

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $ Quitclaim Deed.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2017.

Notary Public or Register

My Commission Expires: 12-28-19

TERRI L. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM