BILL GARRETT, Davidson County
Trans:T20170062603 DEEDQC
Recvd: 07/21/17 10:28 2 pgs
Fees:12.00 Taxes:0.00

20170721-0073888

**THIS INSTRUMENT PREPARED BY:**

**JEFFREY A. COBBLE, Attorney**
**COBBLE LAW FIRM**
**1315 E. Andrew Johnson Hwy., Suite # 5**
**Greeneville, TN 37745**
**(423) 639-6684**
G17-0240

**THE PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES IS:**
Tiffany Putman
1819 Lincoya Bay Drive
Nashville TN 37214

Map 109-05 Gp D Parcel 162

**PROPERTY ASSESSOR - DAVIDSON COUNTY**
_____ day of _____, 2017

---- Space Above Reserved For Official Use Only ----

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ANDREW RYAN PUTMAN, hereinafter referred to as GRANTOR, do hereby convey and quitclaim all of my right, title, and interest in the following described real estate unto TIFFANY NICOLE HALL PUTMAN, formerly known as Tiffany Nicole Hall, hereinafter referred to as GRANTEE, her heirs and assigns:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Unit No. 1819 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a planned unit development located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and condition and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said declaration, the plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

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 contained in Instrument Number 20040628-0076712, and Supplement in Instrument Number 20050923-0114373, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Horizontal Property Regime of The Cottages at Williams Bend, a Planned Unit Development, of record in Instrument Number 20040628-0076712, and Supplement in Instrument Number 20050923-0114373, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20040628-0076712, and 1st supplement in Instrument Number 20041028-0129585, and 2nd supplement in Instrument

Number 20050923-0114373, and H.O.A. Charter in Instrument Number 20060314-0028980, said Register's Office.

4) Property is subject to Restrictive Covenants contained in Instrument Number 20040628-0076712, and 1st supplement in Instrument Number 20041028-129585, and 2nd supplement in Instrument Number 20050923-0114373, Register's Office for Davidson County, Tennessee.

5) Any and all restrictions, conditions, and easements of record.

BEING the same property conveyed to Tiffany Nicole Hall, unmarried, by deed from David G. Snyder, unmarried, dated October 6, 2006, and found of record in Instrument Number 20061013-0127452, in the Register's Office for Davidson County, Tennessee.

Grantor's intention is to convey any marital interest which he may have in and to the aforementioned property to the Grantee.

THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

EXCEPT AS PROVIDED in any related contract between the parties, or except as provided elsewhere herein, this conveyance is subject to recorded or unrecorded easements, all applicable zoning ordinances, subdivision regulations, restrictive covenants, and any unrecorded materialman's or laborer's liens. Except as provided in any contemporaneous title opinion directed to the Grantees issued by the preparer of this instrument, the preparer makes no representation with respect to the legal description or the status of the title to the property described herein.

Witness my hand this 17th day of ~~June~~ July, 2017.

ANDREW RYAN PUTMAN

**STATE OF TENNESSEE :**

**: ss**

**COUNTY OF** Davidson **:**

On this 17th day of ~~June~~ July, 2017, before me personally appeared ANDREW RYAN PUTMAN, known to me or proven to be the person described in the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Wendy G Haddix
Notary Public

My commission expires: May 6, 2019

WENDY G HADDIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Pursuant to T.C.A. § 67-4-409 (a) (4), I/We hereby swear or affirm that the actual consideration for this transfer is $_____.

Affiant

Subscribed and sworn before me this _____ day of June, 2017.

Notary Public or Register

My commission expires: _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0.00 **, Affiant**
**Subscribed and sworn before me this the**
21 **Day of** July **, 20** 17.
**, Deputy Register**