BILL GARRETT, Davidson County
Trans:T20170067009 DEEDQC
Recvd: 08/03/17 13:13 3 pgs
Fees:17.00 Taxes:0.00
20170803-0079364

THIS INSTRUMENT WAS PREPARED BY
FRIZZELL & FRIZZELL, PLLC
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HENDERSONVILLE, TN 37075
Tel (615) 824-7163/Fax (615) 826-4014

STATE OF TENNESSEE
COUNTY OF SUMNER
The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ -0- .
Recording not subject to tax pursuant to TCA 67-4-409(a) (3) (E)

Christi L. Adams
AFFIANT

Subscribed and sworn to before me, this the 7th day of July, 2017.

My Commission Expires: 3/24/20

Alice E. Wigner
NOTARY PUBLIC

ALICE E. WIGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILL TO	PARCEL ID
Christi Adams	Owner	034010E07200CO
288 Cobblestone Place Drive		
Goodlettsville, TN 37072		

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the dissolution of our marital affairs pursuant to a divorce decree, Docket #83CC1-2017-CV-434, Circuit Court of Sumner County, Tennessee, I, **Alfred Edward Schaab** bargain and sell, and by this deed do quitclaim, transfer and convey, without warranty, unto **Christi Adams**, her heirs and assigns, all interest which I may have, by virtue of my marriage to **Christi Adams**, in certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 72 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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, though, or upon the land embracing the regime and the buildings thereof, said unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the

common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being a part of the same property conveyed to Mid-TN Capital, LLC, a Tennessee limited liability company, from Orange Cobblestone Holdings, LLC, a Tennessee limited liability, by Special Warranty Deed dated May 1, 2015 of record in Instrument No. 20150511-0042855, and corrected in Instrument No. 20160505-0044277, Register's Office for Davidson County, Tennessee.

THIS CONVEYENCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of Record in Instrument No. 20160401-0031281 and Amendment of Master Deed of record in Instrument No. 20160929-0102734, said Register's Office.

Restrictions of record in Book 2271, page 71, Book 3870, page 687, Instrument No. 20081229-0123139, Instrument No. 20160401-0031279, said Register's Office.

Easements of record in Book 421, page 44, Book 2330, page 10, Book 2443, page 558, Book 4362, page 966-981, Book 4468, page 452-469, Book 7030, page 404, Book 8590, page 304-308. Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311-0018694, Instrument No. 20140114-003779, said Register's Office.

HOA Charter of record in Instrument No. 20160401-0031280, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Being the same property conveyed to Christi Adams, a married woman, by warranty deed from Mid-TN Capital, LLC, a Tennessee limited liability company, e-recorded in ID Instrument # 20170208-0013336, on February 8, 2017, Register's Office for Davidson County, Tennessee.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

This is improved property known as 288 Cobblestone Place Drive, Goodlettsville, TN 37072.

The above description is the same as that in the previous deed.

I acknowledge receipt of all sums and things due me for this transfer.

Subject to any and all plats, easements, restrictions, and other matters of record.

In witness whereof, I have hereunto set my hand this 14th day of July, 2017.

ALFRED EDWARD SCHAAB

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of July, 2017, before me personally appeared **ALFRED EDWARD SCHAAB** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the deed as his free act and deed.

Notary Public

ALICE E. WIGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

3/24/20
My commission expires