THIS INSTRUMENT PREPARED BY: Martin Sir & Associates, 424 Church St., SUITE 2250, NASHVILLE, TN, 37219

ADDRESS OF NEW OWNER/SEND TAX BILLS TO:

Katrese Pettiford
909 Bordeaux Place
Nashville, TN 37207

Bill Garrett Davidson County
Batch# 27346 DEEDQC
11/17/2017 11:14:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171117-0118268

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHRIS GARRISON, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto KATRESE PETTIFORD, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of CHATEAU VALLEY, PHASE 4, as shown by plat of record in Instrument No. 20070207-0616366, in the 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 Katrese Pettiford and Chris Garrison, wife and husband, from Albert Booth and Dominique Hicks, by Deed dated April 30, 2015, as Instrument No. 20150430-0038776, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7835, page 86 and Instrument No. 20070530-0064197, and in any allied instruments referred to in said restrictions.
3. Subject to building restriction liens, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plats recorded in Instrument No. 20070207-0616366, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreements as recorded in Book 7702, page 428, Book 7702, page 434, Instrument No. 20031010-015064, and Instrument No. 20070329-0037729, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary sewers/storm drainage, water mains, and appurtenances as recorded in Book 9466, page 749, Register's Office for Davidson County, Tennessee.
6. Dedication of Public Utilities and Drainage Easement as recorded in Instrument No. 20050103-0000576, Register's Office for Davidson County, Tennessee.

7. Right of Way Easement to South Central Bell as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231 and Book 8377, page 948, Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to Metro Government for water mains as recorded in Book 8204, page 271, Register's Office for Davidson County, Tennessee.
10. Common Area Conveyed to Homeowner's Association of record in instrument No. 20070621-007414, Register's Office for Davidson County, Tennessee.

This improved property, known as 909 Bordeaux Place, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this the 16 day of November, 2017.

Chris Garrison

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Chris Garrison, a Notary Public in and for said state and county, Chris Garrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

WITNESS my hand and official seal, this the 16th day of November, 2017.

RAMONA R. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Ramona R. Taylor
Notary Public

My Commission Expires: April 20, 2019

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS 0.00

Divorce.

_____
Affiant

Subscribed and Sworn to before me this the ____ day of _____, 20____.

_____
Notary Public

My Commission Expires:_____

Map | Parcel : 059 150A 127.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Katie Pettford, Affiant
Subscribed and sworn before me this the
17 Day of November, 2017.
Brandi Wells, Deputy Register