This Instrument Prepared By:
Marshall & Associates, PLLC
Lindsey L. Lawrence
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: ROBERT L. HUGGINS

TO: DEBORAH G. HUGGINS

Bill Garrett Davidson County
Batch# 46136 **DEEDQC**
01/09/2018 12:57:20 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180109-0002907

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Deborah G. Huggins 5140 Seabisquit Drive Antioch, TN 37013	Deborah G. Huggins 5140 Seabisquit Drive Antioch, TN 37013	150-14-D Parcel 020.00co

The actual consideration for this transfer is $0.00.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, DEBORAH G. HUGGINS, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT L. HUGGINS, Grantor, do hereby quitclaim, transfer and convey to DEBORAH G. HUGGINS, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements, and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The above-described property is improved property known as: 5140 Seabisquit Drive, Antioch,

Tennessee, 37013.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of December, 2017.

Robert L Huggins

ROBERT L. HUGGINS, Affiant

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **ROBERT L. HUGGINS,** 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 official seal at Mt. Juliet, Tennessee, this 22nd day of December, 2017.

Heather M. Yates
NOTARY PUBLIC
My Commission Expires: 01-08-2019

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
9th Day of January, 2018.
S Chandler, Deputy Register

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 104, on the Plan of Keeneland Downs, Phase One, RS 10, Cluster Lot Subdivision, or record in Instrument No. 20070612-0070162, 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 Robert L. Huggins and Deborah G. Huggins, a married couple, from BMCH Tennessee, LLC, a Delaware limited liability company, by Warranty Deed, of record in Instrument No. 20160307-0021364, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed from KDNS Ventures, LLC, a North Carolina limited liability company, dated September 18, 2015, of record in Instrument 20150923-0096541, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to KDNS Ventures, LLC, a North Carolina limited liability company, by Special Warranty Deed dated August 24, 2015 from Keeneland Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150824-0085252, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

(1) All matters shown on the Plan of record in Instrument No. 20070612-0070162, said Register's Office;

(2) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, said Register's Office;

(3) Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418, said Register's Office;

(4) Right-of-Way Easements to Davidson County, Tennessee of record in Book 2544, Page 388, and in Book 2544, Page 450, said Register's Office;

(5) Right-of-Way Easement to Colonial Pipeline Company of record in Book 3570, Page 15, said Register's Office;

(6) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office;

(7) Easement of BellSouth Telecommunications, Inc. of record in Instrument 20070625-0075335, Register's Office;

(8) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, said Register's Office;

(9) Charter of Keeneland Downs Homeowner's Association, Inc. of record in Instrument No. 200100329-0023419, said Register's Office;

(10) Easement of Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20140625-0055377, said Register's

Said property having a physical address of: 5140 Seabisquit Drive, Antioch, Tennessee 37013, Tennessee 37211.

This Deed was created with information provided by the parties, and without the aid of a title search.