Bill Garrett Davidson County
Batch# 80368 DEEDQC
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Fees: $22.00 Taxes: $0.00
20180413-0034746

This instrument prepared by:
Dora L. Salinas, Attorney at Law
104 Frey Street
Ashland City, TN 37015
(615) 792-4440

Gerald Lynn Bracey

TO: Lori Ann Bracey
2554 Val Marie Drive
Madison, Tennessee 37115

MAP-PARCEL

034070B00800CO

SEND TAX BILLS TO: Lori Ann Bracey at 2554 Val Marie Drive, Madison, Tennessee 37115

QUITCLAIM DEED

For and in consideration of the provisions of the Marital Dissolution Agreement being part of a Final Decree of Divorce to be entered by the Chancery Court of Robertson County, Tennessee in the cause of Gerald Lynn Bracey vs. Lori Ann Bracey, **Docket No. CH18-CV-32**. I, Gerald Lynn Bracey, do by these presents quitclaim and convey unto Lori Ann Bracey all of my right title and interest in and to a certain tract of land Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being UNIT 8A, ENCLAVE AT TWIN HILLS SUBDIVISION, a Horizontal Property Regime (with Private Elements), as established by Master Deed and Bylaws recorded in Instrument No.20080821-0086071, amended in Instrument Nos. 20151112-0115172 and 20151217-0127190, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easement of record, (3) all subdivision/condominium assessments, covenant, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, condition, reservations, easements and other matters shown on the plat recorded in Instrument No. 20071221-0146647, as revised in Instrument No. 20080117-0005451, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and Instrument Nos. 20010817-0089318 and 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected at Instrument No. 20050729-0088636, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080721-0074557, amended at Instrument No. 20150709-0066722, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCLAVE AT TWIN HILLS of record in Instrument No. 20080821-0086071, as amended by instrument(s) of record in Instrument Nos. 20151112-0115172 and 20151217-0127190; also subject to 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, through or upon the land embracing the regime and building thereon.

f. Easement for Sanitary Sewers, recorded in Book 6861, Page 948.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.

h. Easement Deed by court Order Settlement Landowner Action recorded at Instrument No. 20120228-0017172.

i. Charter right-of-way for CSX Transportation Railroad.

j. Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.

k. Title to that portion of the premises, in any, embraced within the bounds of any street, roads and/or highways.

This is improved property known as 2554 Val Marie Drive, Nashville, TN 37115.

Being the same property conveyed by Warranty Deed from Domus Builders, LLC, a Tennessee Limited Liability Company, to Lori A. Bracey and spouse Gerald Lynn Bracey, as recorded on the sixth day of June, 2016 in Instrument No. 20160606-0056578 in the Register's Office of Davidson County Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 12th day of April, 2018.

Gerald Lynn Bracey

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Gerald Lynn Bracey** the within named bargainor, 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 12th day of April, 2018.

NOTARY PUBLIC

TARA LEE
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is exempt.

Gerald Lynn Bracey

SWORN to and subscribed before me this the 12th day of April, 2018.

NOTARY PUBLIC

My Commissions Expires: 11/5/18

TARA LEE
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS DOCUMENT IS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.