This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

Bill Garrett Davidson County
Batch# 124947 DEEDQC
08/06/2018 02:12:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180806-0077159

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel Numbers
Barbara Ann Hunter Lawrence, Trustee	Barbara Ann Hunter Lawrence, Trustee	174-11-0-A-182.00 CO
2109 Camille Drive	2109 Camille Drive	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Barbara A. Lawrence ("Grantor"), does hereby convey and quitclaim unto Barbara Ann Hunter Lawrence, Trustee, of the Barbara Ann Hunter Lawrence Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Lot 470, as shown on Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to:

a. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103, 1st amendment of record in Instrument No. 20001204-0119093, 2nd record of amendment in Instrument No. 20010815-0088370, Register's Office for Davidson County, Tennessee.
b. Carter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.
c. By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.
d. Conveyance of common areas of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee
e. Easement for Transmission Lines of record in Book 4428, page 565, Register's Office for Davidson County, Tennessee
f. Easement for Utilities of record in Book 5078, page 476, Register's Office for Davidson County, Tennessee
g. All Matters on the Plat of Record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee

h. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee
i. Rights of others in and to the common area and elements of Cane Ridge Farms.
j. Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions, and setback lines, if any, and easements or rights of ways for public utilities.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Barbara A. Lawrence (aka Barbara Ann Hunter Lawrence), unmarried, by Warranty Deed from NVR, Inc. a Virginia corporation, dated December 20, 2004, and of record as Instrument No. 20041229-0153690, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 2109 Camille Drive, Antioch, Tennessee 37013.

IN TESTIMONY WHEREOF I have hereunto set my hands this 19th day of July, 2018.

Barbara A Lawrence
Barbara A. Lawrence (aka Barbara Ann Hunter Lawrence)

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Barbara A. Lawrence aka Barbara Ann Hunter Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19th day of July, 2018.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 6, 2020

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Barbara A Lawrence

Barbara A. Lawrence (aka Barbara Ann Hunter Lawrence)

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 19th day of July, 2018.

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: July 6, 2020