QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 134126 DEEDQC
08/28/2018 11:44:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180828-0085168

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Laura S Allred
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21st DAY OF August, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2020

D

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9581

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Laura H. Reed	Same as Owner	116-02-0B-078.00 CO
552 Close Lane		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN CLAY REED, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LAURA H. REED*, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 552 Close Lane, , TN 37205

Witness my hand on this 21 day of August 2018.

John Clay Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: John Clay Reed, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that John Clay Reed, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9581

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 96 on the Final Plan of Caldwell Close in Hill Place, as of record in Plat Book 9700, Page 191, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Clay Reed, a single person and Laura Stovall*, a single person by Warranty Deed from Brian P. Tierney and wife, Jennifer Tierney, recorded on the 5th day of August, 2013 in Instrument No. 20130805-0081533, in the Register's Office of Davidson County, Tennessee.

* Laura Stovall having since married and divorced on July 25th, 2017, In The Third Circuit Court For Davidson County, Nashville, Tennessee, Docket No. 15D-1117, is now known as Laura H. Reed

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL CLOSE IN HILL PLACE, as recorded in Plat Book 9700, Page(s) 191 and Boundary Plat recorded in Plat Book 7900, Page 913, 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).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9645, Page 85; Book 9658, Page 19; Book 10872, Page 520; Book 11548, Page 57 and Instrument Nos. 20000322-0029124 and 20010510-0048634, 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).

5. Charter of Hill Place Homeowners Association recorded in Book 9730, Page 356.

6. Dedication of common area recorded in Book 9730, Page 400 and Instrument No. 20090324-0026385.