Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 235031 DEEDQC
05/28/2019 10:12:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190528-0049928

ADDRESS NEW OWNER:
Eric H. Richey and Christi Marie Richey
1055 Caitlin Trail
Smyrna, TN 37167

SEND TAX BILL TO:
Owner
Map - Parcel Numbers
135-12-0-B-018.00CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Eric H. Richey, (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Eric H. Richey and Christi Marie Richey, wife, (herein "Grantees"), their heirs and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the plan of Nashboro Village Tract-7, Horizontal Property Regime, Private Element Plat of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Eric H. Richey, unmarried, by warranty deed from Fox Ridge Homes, Inc. of record in Instrument #20001222-0125806 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Subject to the Plan of record in Book 11700, pages 49 and 50, and also in Book 4660, page 156, Register's Office for Davidson County, Tennessee.

b. Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520; and in Book 4827, page 14; and in Book 5469, page 840; and in Book 7751, page 907, Instrument No. 200003160027171, and Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.

c. Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

d. Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

e. Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

f. Subject to Easement for Sewer of record in Book 8870, page 887, Register's Office for Davidson County, Tennessee.

g. Easements of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

h. Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County,
Tennessee.

i. Public R-0-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

j. Judgement of Declaration of Taking for J. Percy Priest Dam of Record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

k. Conveyance of Common Areas of record in Instrument No. 200010100100360, Register's Office for
Davidson County, Tennessee.

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

This is improved property known as 2128 Nashboro Blvd, Nashville, TN 37217.

Grantor transfers property to himself and his wife and the transfer is exempt.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 13 day of May, 2019.

Eric H. Richey

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 13th day of May, 2019, before me, a Notary Public, personally appeared Eric H. Richey to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13th day of May, 2019.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022