New Owners: Gerald & Michelle Craine
3340 Quail View Drive
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Michelle Craine Affiant
Subscribed and sworn before me this the
28 Day of June, 2019.
Deputy Register

Send Tax Bills To: Fifth Third Mortgage Co.
5001 Kingsley Drive
MD: 1MOC BQ
Cincinnati, Ohio 45263-0170

Prepared By

Gerald R. Craine

3340 Quail View Drive

Nashville, Tennessee

37214

Karen Johnson Davidson County
Batch# 250416 DEEDQC
06/28/2019 01:55:23 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190628-0063164

After Recording Return To

Gerald R. and Michelle R. Craine

3340 Quail View Drive

Nashville, Tennessee

37214

Map & Parcel Number:
108-12-B-164CO

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Gerald R. Craine, a married individual, residing at 3340 Quail View Drive, Nashville, Tennessee, 37214.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Gerald R. Craine and Michelle R. Craine, a married couple, residing at 3340 Quail View Drive, Nashville, Tennessee, 37214 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 156 on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Bill G. Quick and wife, Helen Pauline Quick from Frank Batson Homes, Inc. by Warranty Deed on June 23, 1996, of record in Book 10103, Page 555, Register's Office for Davidson County, Tennessee. Further conveyed to Pronto, L.P., a Tennessee limited partnership from Bill G. Quick and wife, Helen Pauline Quick by Quitclaim Deed on January 30, 197, of record in Book 10356, Page 549, Register's Office for Davidson County, Tennessee. Further conveyed to Quick Getaway Now, LP, a Tennessee limited partnership from Pronto, L.P., a Tennessee limited partnership, by Quitclaim Deed on August 19, 2013, of record in Instrument Number 20130905-0093819, Register's Office for Davidson County, Tennessee.

Source of Title: 20140801-0068647

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 6900, Pages 577-587 and Book 7900, Page 645, Register's Office for Davidson County, Tennessee.
- Covenants, conditions and restrictions as set forth in instrument recorded in Book 7471, page 26, amended in Book 7646, Page 142; Book 8263, Page 534; book 8271, Page 863; Book 8297, Page 380, made applicable in Book 9182, Page 786 and Book 8856, Page 361, Register's Office for Davidson County, Tennessee.
- Dedication of common area to Harborview at Cheswicke Homeowner's Association of record in Instrument Number 20020130-0013468, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harborview at Cheswicke Association of record in Book7522, Page 339, amended in Book 8263, Page 554, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5856, Pages 80 & 84; Book 5658, Page 984 and Book 7390, Page 270, Register's Office for Davidson County, Tennessee.

~~**To have and to hold,** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.~~ MC

Grantor's Signature Gerald R Craine Date June 23 2019

Print Name: Gerald R. Craine

Address: 3340 Quail View Drive, Nashville, Tennessee, 37214

State of Tennessee)

County of Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald R. Craine whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of June, 2019.

Notary Public

(SEAL) MARCUS DEWAYNE RHODES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-22-2019