Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20061229-0161137

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elliott Avenue Condominium Owners' Association, Inc. 2304 Elliott Avenue, Unit No. 101 Nashville, TN 37204	"New Owner"	105140B00900co

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ELLOITT AVENUE PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **ELLIOTT AVENUE CONDOMINIUM OWNERS' ASSOCIATION, INC.**, a Tennessee non-profit corporation, hereinafter called the "Grantee", its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Nashville Trust Company's Re-subdivision, Block "F" inclusive of C.D. Elliot's plan of record in Book 843, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 75 feet on the easterly side of Elliot Avenue and runs back between parallel lines 141 feet to a dead line.

INCLUDED IN THE LAND DESCRIBED ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS OF LAND:

BEING certain Condominium Apartments in Davidson County, Tennessee, being Unit Nos. 101 through 104, inclusive, and Unit Nos. 201 through 204, inclusive, as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-

0088366, said Register's Office, for a more complete identification and description of such Units.

BEING part of the same property conveyed to Elliott Avenue Partners, LLC, a Tennessee limited liability company, by Deed from Charles W. Curtis and wife, Evelyn D. Curtis, of record in Book 20040625-0075661, dated June 24, 2004, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THE purpose and intent of this Quitclaim Deed is to convey and transfer all of the Open Space or Common Areas of Elliott Avenue Condominiums to the within named Grantee, excepting only the non-common Units which have been or will be conveyed to individual homeowners. The Grantor expressly disclaims any present interest in said Open Space or Common Areas, the same having been previously conveyed to the Unit owners as an appurtenance to their Units. However, this Quitclaim Deed is executed and recorded to give notice that all future tax bills, if any, for Open Space or Common Areas should be issued in the name of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of December, 2006.

ELLIOTT AVENUE PARTNERS, LLC,
a Tennessee limited liability company

By: Carl A Neuhoff Jr
Carl A. Neuhoff, Jr., Asst. Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Asst. Chief Manager of ELLIOTT AVENUE PARTNERS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the joint venture by himself as such officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2006.



Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
29th day of December, 2006.

Notary Public

My Commission Expires: 3/22/09

HOA CONDO.QCD