QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/10/08 10:39 2 pgs
Fees:12.00 Taxes:0.00
20080610-0059627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012
(AFFIX SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9 2012

G-VRE-08-1114A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryan D. Byrnside	**Pinnacle National Bank**	
(NAME)	(NAME)	
1114-A Biltmore Drive	**7040 Carothers Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Franklin, TN 37067**	**131-12-J-1.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **BRYAN D. BYRNSIDE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BRYAN D. BYRNSIDE AND JOSHUA L. BAXTER, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF BILTMORE III TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BILTMORE III TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20071101-0128660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF BILTMORE III TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20071101-0128660, AND BY-LAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE PROPERTY CONVEYED TO GEW INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM PAULA M. OAKLEY, UNMARRIED AND EDNA D. OAKLEY, UNMARRIED RECORDED ON THE 28TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060928-0120121, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO BRYAN D. BYRNSIDE BY Warranty DEED ON _____ IN INSTRUMENT NO._____ IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 103; AND INST. NO. 20071101-0128660; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Witness my/our hand (s) this the **30th** day of **May, 2008.**

Bryan D. ~~Byrnside~~ Byrnside

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan D. Byrnside, the within named bargainor, with ~~whom~~ I am personally ~~a~~acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires:

7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212