QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100015587 DEEDQC
Recvd: 03/17/10 11:18 2 pgs
Fees:12.00 Taxes:0.00

20100317-0020014

R-VRES-10-415-305

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 12th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
G & C Development, LLC (NAME)	**Same as New Owner** (NAME)	
12140 E. Ashton Ct. (ADDRESS)	(ADDRESS)	
Knoxville, TN 37934 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**93-6-1-E-306.00 CO**

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 , **Charles French, Jr.,** Unmarried, HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO , **G&C Development, LLC, an Oregon Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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:

305 CHURCH STREET, UNIT 305, AND RIGHTS TO ONE PARKING SPACE OF THE CHURCH STREET LOFTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTIONS 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AS AMENDED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE BANNER BLOCK CONDOMINIUMS, OF RECORD AS INSTRUMENT NO. 20050527-0060419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20050927-0115946; BY SECOND AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060728-0091581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY THIRD AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060731-0092812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY FOURTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060907-0110529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES FRENCH, JR., UNMARRIED BY GENERAL WARRANTY DEED FROM 303 CHURCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060914-0113906, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES; WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **305 Church Street #305 Nashville, Tennessee 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 15 day of **March, 2010.**

Charles French, Jr.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles French, Jr. , the within named bargainor, with whom I am personally 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 15 day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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