# QUIT CLAIM DEED

**This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Hilldale Partners One<br>3704 Hobbs Road<br>Nashville, Tennessee 37215-2331 | New Owner | Part of 177-09-0-137.00 |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110051399 DEEDQC
Recvd: 08/22/11 08:22 4 pgs
Fees:22.00 Taxes:0.00
20110822-0064558

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 **HILLDALE PARTNERS ONE, A TENNESSEE GENERAL PARTNERSHIP, AND HILLDALE PARTNERS TWO, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **HILLDALE PARTNERS ONE, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

**HILLDALE PARTNERS TWO,**
**a Tennessee general partnership**

By: _____
Adam J. Epstein, General Partner

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam J. Epstein, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of Hilldale Partners Two, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the General Partnership by the said Adam J. Epstein as it's General Partner.

Witness my hand and official seal at office, this 19th day of August, 2011.

_____
Notary Public

My commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

**IN WITNESS WHEREOF**, this instrument has been executed this 19th day of August, 2011.

**HILLDALE PARTNERS ONE,**
**a Tennessee general partnership**

By: _____
Adam J. Epstein, General Partner

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam J. Epstein, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of Hilldale Partners One, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the General Partnership by the said Adam J. Epstein as it's General Partner.

Witness my hand and official seal at office, this 19th day of August, 2011.

_____
Notary Public

My commission expires: _____

C. M. COBBIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Unit A on the Plan of Hilldale Brownstones, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20110822006457, Register's Office for Davidson County, Tennessee, 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 plat of Hillsdale Brownstones as shown as Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to Hilldale Partners One, a Tennessee general partnership, and Hilldale Partners Two, a Tennessee general partnership, by Warranty Deed from John Lovell, of record in Instrument No. 20110822006452, Register's Office for Davidson County, Tennessee.

Property Address: 3708 Hilldale Drive, Nashville, Tennessee 37215