QUIT CLAIM DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

P. J. Edmondson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipscomb Drive Partners, GP	SAME	P/ O Map 131-12
9028 Mayfield Court	(NAME)	Parcel 21
Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIPSCOMB DRIVE PARTNERS, LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY UNTO **LIPSCOMB DRIVE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Lipscomb Drive 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 Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110413-0028638, and amended in Instrument No. 20111205-0094761 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 Lipscomb Drive 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. 20110413-0028638 and Bylaws appended thereto as Exhibit "C", and said declarations being amended in Instrument No. 20111205-0094761 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 part of the same property conveyed to Lipscomb Drive Partners, Limited Liability Company, a Tennessee Limited Liability Company, by Deed from James T. Baker, Jr., of record as Instrument No. 20110404-0025597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record which may affect the premises.

This is improved property known as 1109B Lipscomb Drive, Nashville,, Tennessee 37204.

BILL GARRETT, Davidson County
Trans:T20110082918 DEEDQC
Recvd: 12/30/11 14:54 2 pgs
Fees:12.00 Taxes:0.00
20111230-0102359

Witness my hand this 30th day of December, 2011.

LIPSCOMB DRIVE PARTNERS, LIMITED LIABILITY COMPANY

By: _____
L. Edward Gaw, Jr., Managing Member

By: _____
Jeffrey C. Dale, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Edward Gaw, Jr. and Jeffrey C. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Lipscomb Drive Partners, Limited Liability Company the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2011.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015