QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150012565 DEEDQC
Recvd: 02/20/15 12:00 2 pgs
Fees:12.00 Taxes:0.00
20150220-0014806

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 13 DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 08-17-2015

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Homes, LLC dba Graham Construction of Tennessee, LLC	**Same**	**P/O 10509020600**
(NAME) **65 Brookwood Ter.**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37205**	(ADDRESS)	
(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 AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DOWD DEVELOPMENT & DESIGN, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **BRADLEY HOMES, LLC DBA GRAHAM CONSTRUCTION OF TENNESSEE, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS 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 1002 CALDWELL AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1002 CALDWELL AVENUE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20150121-0006000, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATED TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 1002 CALDWELL AVENUE TOWNHOMES CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BYLAWS APPENDED THERETO AS EXHIBIT "B" ARE INCORPORATED HEREIN BY 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 SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT & DESIGN, LLC BY WARRANTY DEED FROM MAGNESS GROUP, INC., OF RECORD IN INSTRUMENT NO. 20141126-0109193, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **1002A Caldwell Avenue, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 13 day of February, 2015.

DOWD DEVELOPMENT & DESIGN, LLC
a Tennessee limited liability company

By: _____
Keith Dowd, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Dowd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged himself to be the Managing Member of Dowd Development & Design, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Managing Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of February, 2015.

_____
Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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