QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150081606 DEEDQC
Recvd: 09/25/15 08:15 3 pgs
Fees:17.00 Taxes:0.00

20150925-0097439

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 24 DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Radius Rentals, LLC	**Same**	
(NAME)	(NAME)	**104010B04600CO** **93-13-C-280.00 CO** **104-01-0-073.00** **103-4-256.00**
2206 21st Avenue South, #200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **THEODORE J. PINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RADIUS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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:

TRACT 1:

BEING A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 411 ON LOT NO. 47 OF THE NORMANDY PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR NORMANDY PLACE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, 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 PLAN OF NORMANDY PLACE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20020214-0019862 AS SHOWN AS EXHIBIT "A" ON THE FIRST AMENDMENT TO MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20020523-0063131, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO THEODORE J. PINS, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20090701-0061534, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JUNE 25, 2009.

TRACT 2:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 322 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL

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 THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED IN INSTRUMENT NUMBER 20070629-0077729, SAID REGISTER'S OFFICE..

BEING THE SAME PROPERTY CONVEYED TO THEODORE J. PINS, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20090701-0061533, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JUNE 25, 2009.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 150 FEET OF THE NORTHERLY PART OF LOT #31 AND THE WESTERLY 150 FEET OF LOT #32 ON THE MAP OF THE SUBDIVISION OF THE NORTHWEST PART OF THE WEST END PARK LAND COMPANY'S PROPERTY, AS OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A LOAN SURVEY BY T.R. SANFORD, SURVEYOR, NOVEMBER 22, 1958, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 37TH AVENUE NORTH, FORMERLY PILCHER AVENUE, AT THE N.E. CORNER OF SAID 37TH AVENUE NORTH, AND NORMANDY PLACE SOUTH AS SHOWN ON THE REVISED PLAN OF ACKLIN HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 10, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID 37TH AVENUE NORTH, 82 FEET TO THE COMMON CORNER OF LOTS 32 AND 33 OF SAID WEST END PARK PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 150 FEET TO THE WESTERLY MARGIN OF A PROPOSED 15 FOOT ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY SOUTHWARDLY 91 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF SAID NORMANDY PLACE SOUTH, THENCE WITH THE NORTHERLY MARGIN OF THE SAME WESTWARDLY 150 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THEODORE PINS, A SINGLE PERSON, BY SPECIAL WARRANTY DEED FROM DAVID FRY, OF RECORD IN INSTRUMENT NUMBER 20150107-0001632, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED DECEMBER 30, 2014.

TRACT 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF THE NORTHERLY PART OF BLOCK NO. 30 OF THE MAP OF A PART OF SYLVAN PARK, AS OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 30 FRONTS 63 FEET ON THE SOUTHERLY SIDE OF COLORADO AVENUE, FORMERLY 9TH AVENUE, AND RUNS BACK 160 FEET ON THE WESTERLY LINE AND 161 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY AND MEASURES 33 FEET THEREON, THE WESTERLY LINE OF SAID PROPERTY BEING 63 FEET EAST OF THE EASTERLY MARGIN OF 44TH AVENUE NORTH, FORMERLY 3RD STREET.

BEING THE SAME PROPERTY CONVEYED TO THEODORE PINS, UNMARRIED, BY WARRANTY DEED FROM LUEHRSEN CONSTRUCTION, LLC OF RECORD IN DOCUMENT NUMBER 20110916-0072143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED SEPTEMBER 15, 2011.

THE SAID THEODORE PINS AND THEODORE J. PINS BEING ONE AND THE SAME.

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

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) unimproved
(X) improved

property known as **411 Normandy Circle, Nashville, TN 37209**
3000 Vanderbilt Place Unit #322, Nashville, TN 37212
212 37th Avenue North, Nashville, TN 37209
4309 Colorado Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 24 day of September, 2015.

Theodore J. Pins

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theodore J. Pins**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of September, 2015.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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