QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150109698 DEEDQC
Recvd: 12/29/15 14:52 2 pgs
Fees:13.00 Taxes:0.37
20151229-0130755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Tulip Cove Homeowners Association, Inc.	**"New Owner"**	
(NAME)	(NAME)	075120F05600CO
50 Vantage Way, Ste. 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(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 (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MS DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TULIP COVE HOMEOWNERS ASSOCIATION, INC.**, HEREINAFTER CALLED THE GRANTEE (S), 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:

Land in Davidson County, Tennessee, being Lot 56 a/k/a Unit 253, TULIP COVE TOWNHOMES, as shown on plat as recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119 and Amended in Instrument No. 20080103-0000699, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to MS Development, a Tennessee General Partnership composed of Mack H. McClung and James Spangler by Deed recorded in Instrument No. 20040310-0027449, Register's Office for Davidson County, Tennessee.

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
(X) unimproved
( ) improved
property known as 735 Tulip Grove Rd. #253, Hermitage, TN 37076
(House Number) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **28th** day of **December, 2015.**

MS DEVELOPMENT PARTNERSHIP

BY: _____
John Gleaves, Authorized Agent

Gallardia Properties, LLC (General Partner)

BY: _____
John Gleaves, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of December, 2015, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Authorized Agent of MS Development Partnership, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of December, 2015.

_____
Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Authorized Agent of Gallardia Properties, LLC, Partner of MS Development, GP, the within named bargainor(s), and that he as such Authorized Agent of Gallardia Properties, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Gallardia Properties, LLC, Partner of MS Development, GP by himself as Authorized Agent.

Witness my hand and official seal, this the 28th day of December, 2015.

_____
Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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