QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160027643 DEEDQC
Recvd: 04/05/16 14:04 3 pgs
Fees:17.00 Taxes:0.00

20160405-0032612

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 15 DAY OF February, 2016.

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)
RuBur Holdings, LLC	**Same**	
(NAME)	(NAME)	
2012 21st Ave. S.		**08304025800, 08304025900, 08304026000**
(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, WE, **JOE BURNETT AND MARY FRANCES RUDY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RUBUR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LOT 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GREGORY HEIGHTS, OF RECORD IN BOOK 3842, PAGE 127, AND AMENDED IN BOOK 4151, PAGE 848, BOTH IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 90.0 FEET ON THE NORTHERLY MARGIN OF CARTER STREET AND EXTENDS BACK 115.00 FEET ON THE EASTERLY LINE AND 115.02 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 88.03 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOE BURNETT AND MARY FRANCES RUDY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM HEATHER BELL FAMILY TRUST AND JANIS BROWN, OF RECORD IN INSTRUMENT NUMBER 20141020-0096629, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED OCTOBER 14, 2014.

LOT 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF GREGORY HEIGHTS, OF RECORD IN BOOK 3842, PAGE 127, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 76.95 FEET ON THE NORTHERLY MARGIN OF CARTER STREET AND FRONTS 90.0 FEET ON THE WESTERLY MARGIN OF LESLIE COURT, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 101.95 FEET ON THE NORTHERLY LINE AND 115.00 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES RUDY AND JOE BURNETT, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM MARY FRANCES RUDY AND JOE BURNETT, OF RECORD IN INSTRUMENT NUMBER 20150202-0009651, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JANUARY 29, 2015.

LOT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF GREGORY HEIGHTS, OF RECORD IN BOOK 3842, PAGE 127, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3, WHICH IS A CORNER LOT, FRONTS 115.05 FEET ON THE NORTHERLY MARGIN OF CARTER STREET AND FRONTS 79.32 FEET ON THE EASTERLY MARGIN OF LESLIE COURT, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 140.05 FEET ON THE NORTHERLY LINE AND 104.33 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO JOE BURNETT AND MARY FRANCES RUDY, TENATNS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM MARY FRANCES RUDY, OF RECORD IN INSTRUMENT NUMBER 20150202-0009648, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JANUARY 22, 2015.

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 **2313, 2315 and 2317 Carter Ave., Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 15 day of February, 2016.

Mary Frances Rudy

Mary Frances Rudy

Joe Burnett

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Frances Rudy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of February, 2016.

Notary Public

My Commission Expires:

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

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe Burnett**, 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 15 day of February, 2016.

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