BILL GARRETT, Davidson County
Trans:T20160034698 DEEDQC
Recvd: 04/27/16 12:14 2 pgs
Fees:12.00 Taxes:0.00
20160427-0041032

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Blueprint Homes, LLC 245 Noah Drive Franklin, TN 37064	Blueprint Homes, LLC 245 Noah Drive Franklin, TN 37064	161-070-A 002.00 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blueprint Properties, LLC**, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **Blueprint Homes, LLC**, a Tennessee limited liability company, all of its right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B of 5115 HILSON COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5115 HILSON COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067959, 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 5115 HILSON COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067959, and Bylaws appended thereto as Exhibit "C", 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 the same property conveyed to Blueprint Properties, LLC by deed from Gala, LLC of record as Document No. 20151005-0100959, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5115 B Hilson, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS this 26th day of April, 2016.

BLUEPRINT PROPERTIES, LLC

By: _____
James C.D. Franks,
Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Lorraine J Cash, Notary Public, James C.D. Franks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Blueprint Properties, LLC, and that he, as such Member, is authorized to execute this instrument on behalf of Blueprint Properties, LLC.

Sworn to and subscribed before me, this 26 day of April, 2016.

_____
Notary Public

My Commission Expires: 5-22-17

LORRAINE J CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 22, 2017

The actual consideration paid for this transfer is $-0-.

_____
Affiant

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Subscribed and sworn to before me, this the 26 day of April, 2016.

_____
Notary Public

My Commission Expires: 5-22-17

LORRAINE J CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 22, 2017

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