QUITCLAIM DEED
BILL GARRETT, Davidson County
Trans: T20160041388 DEEDQC
Recvd: 05/17/16 15:33 2 pgs
Fees: 12.00 Taxes: 0.00
20160517-0049340

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 17th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Partners, GP	**New Owner**	
(NAME)	(NAME)	
P.O. Box 729		**104080P00400CO** **104080P00500CO**
(ADDRESS)	(ADDRESS)	
Cadiz, KY 42211		**104080P00800CO** **104080P00900CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **COMMODORE CAPERS TOWNHOMES OWNER'S ASSOCIATION, INC.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 4, 5, 8 and 9 Commodore Capers Townhomes, as established under Master Deed of record in Instrument Number 20030811-0114231, as amended at Instrument No. 20071121-0136450, as further amended at Instrument No. 20160108-0002027, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said units.

Being the same property conveyed to JGLAC, GP, a Tennessee general partnership by General Warranty Deed from Michael D. Johnson of record in Instrument No. 20130708-0070418, as corrected in Deed of Correction of record in Instrument No. 20141118-0106423, Register's Office for Davidson County, Tennessee, dated July 3, 2013 and recorded on July 8, 2013. Further being the same property conveyed to Nashville Partners, GP, a Tennessee general partnership by Quitclaim Deed from JGLAC, GP, a Tennessee general partnership of record in Instrument No. 20160204-0011080, Register's Office for Davidson County, Tennessee, dated February 2, 2016 and recorded on February 4, 2016.

Whereas the boundaries for said units were amended by plat attached to the Second Amendment to Master Deed Establishing Commodore Capers Townhomes of record in Instrument No. 20160108-0002027, in the Register's Office for Davidson County, Tennessee, the Grantor does hereby convey unto the Grantee any interest it may have inadvertently received or retained in said units.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1809 Capers Avenue, Nashville, Tennessee 37212**.

Witness our hands this the 27th day of April, 2016

COMMODORE CAPERS TOWNHOMES OWNER'S ASSOCIATION:

By: E Jermakowicz
Eva K. Jermakowicz, President

By: _____
Christopher Randall Ellis, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eva K. Jermakowicz**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President of Commodore Capers Townhomes Owner's Association, the within named bargainor, a Tennessee corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Commodore Capers Townhomes Owner's Association, as President.

Witness my hand and seal this the 27th day of April, 2016.

FAIRON D. WEATHERLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 01/08/2019

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Randall Ellis**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary of Commodore Capers Townhomes Owner's Association, the within named bargainor, a Tennessee corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Commodore Capers Townhomes Owner's Association, as Secretary.

Witness my hand and seal this the 17 day of May, 2016.

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:

RETURN TO:

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212