QUITCLAIM DEED

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 16th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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)
Billy Joe Caldwell	**Same**	**08303026500**
(NAME)	(NAME)	
1009 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **B&V OF NASHVILLE, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BILLY JOE CALDWELL,** HEREINAFTER CALLED THE GRANTEE, HIS 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE PLAN OF DUNCAN SUBDIVISION, OF RECORD IN BOOK 5060, PAGE 108, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B&V OF NASHVILLE, LLC, BY WARRANTY DEED FROM PETER ACKERLY, A SINGLE MAN, OF RECORD IN INSTRUMENT NUMBER 20151221-0128103, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED DECEMBER 11, 2015.

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

BILL GARRETT, Davidson County
Trans:T20160041901 DEEDQC
Recvd: 05/18/16 15:48 2 pgs
Fees:12.00 Taxes:0.00
20160518-0049875

This is
( ) unimproved
(X) improved

property known as **1009 Riverside Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 16th day of May, 2016.

B&V OF NASHVILLE, LLC

BY: _____
Paul Bonner, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 2016, before me personally appeared **Paul Bonner**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of B&V of Nashville, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of B&V of Nashville, LLC, as Member.

Witness my hand and official seal, this the 16th day of May, 2016.

_____
Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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