QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160054798 DEEDQC
Recvd: 06/28/16 08:51 2 pgs
Fees:12.00 Taxes:0.00
20160628-0065588

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 21st DAY OF June, 2016.

Megan Paulus
Notary Public

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
UP Partnerships, gp (NAME)	**New Owner** (NAME)	
667 Wedgewood Ave, Unit C (ADDRESS)	(ADDRESS)	**105050V00200CO**
Nashville, TN 37203 (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 CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN H. ELDRIDGE, III, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **UP PARTNERSHIPS, GP**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF HIS 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 UNIT NO. 1705 OF 1705 HILLSIDE AVENUE TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1705 HILLSIDE AVENUE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20150304-0018883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN H. ELDRIDGE, III BY QUITCLAIM DEED FROM E3 CONSTRUCTION SERVICES, LLC, OF RECORD IN INSTRUMENT NO. 20160104-0000386, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR CERTIFIES THAT SAID PROPERTY HAS NEVER BEEN A PRINCIPAL MARITAL RESIDENCE.

This is
( ) unimproved
(X) improved
property known as **1705 HILLSIDE AVENUE, NASHVILLE, TN 37203**

Witness my hand this the 21st day of June, 2016.

JOHN H. ELDRIDGE, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John H. Eldridge, III**, 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 21st day of June, 2016.

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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