THIS INSTRUMENT PREPARED BY **AMERICAN TITLE AND ESCROW SERVICES, LLC**
7101 Sharondale Court #200 Brentwood, TN 37027

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

New Owner:	Send Tax Bills To:	Map and Parcel #
GROVE PARK VENTURES, LLC	Same	135-08-0B-025.00CO &
7101 Sharondale Ct #100		135-08-0B-026.00CO &
Brentwood, TN 37027		135-08-0B-027.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **GP LUXURY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** by these presents does hereby quitclaim and convey unto **GROVE PARK VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** their heirs and assigns, all his right, title and interest in and to the following described tract of land for the purpose of vesting fee simple title:

Land in Davidson County, Tennessee, being Unit No. 213, 215, and 217, on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Bayview Venture, L.L.C., a Tennessee Limited Liability Company by Warranty deed from Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998) and Ronnie L. Jones, Successor Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), each having a one-half (1/2) undivided interest as tenants-in-common without right of survivorship of record in Instrument No. 20030404-0044870 Register's Office for Davidson County, Tennessee, dated April 03, 2003 and recorded on April 04, 2003. (Value or consideration as shown in aforementioned deed $135,000.00.).

Being a portion of the same property conveyed to GP Luxury, LLC, a Tennessee limited liability company by Warranty deed from Bayview Venture, L.L.C, a Tennessee limited liability company of record in Instrument No. 20150522-0047673 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 22, 2015.

This is improved property known as: 3030 Ned Shelton Road Units 213, 215, and 217, Nashville, TN 37217

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

Witness my hand this 28th day of July, 2015.

BILL GARRETT, Davidson County
Trans:T20160066013 DEEDQC
Recvd: 08/01/16 15:05 2 pgs
Fees:12.00 Taxes:0.00
20160801-0079221

GP Luxury, LLC, a Tennessee limited liability company

BY: _____

Brandon Jenkins, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brandon Jenkins**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** (or other officer authorized to execute the instrument) of **GP Luxury, LLC**, the within named bargainor, **a Tennessee limited liability company**, and that **Brandon Jenkins** as such **President** executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **President**.

Witness my hand and seal, at office in Brentwood, TN this 27th day of July, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$ -0-*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this the 28th day of July, 2015.

NOTARY PUBLIC

My commission expires: 8-23-16

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016