QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160106465 DEEDQC
Recvd: 12/05/16 08:37 2 pgs
Fees: 12.00 Taxes: 0.00

20161205-0127063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
John H. Eldridge, III	**Same**	
(NAME)	(NAME)	
667 Wedgewood Ave, Unit C		**105050U007.00**
(ADDRESS)	(ADDRESS)	
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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **UP PARTNERSHIP, A GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JOHN H. ELDRIDGE, III, MARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 UNIT 7, 1106 WADE AVENUE TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20150219-0014254, 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 THE SAME PROPERTY CONVEYED TO UP PARTNERSHIP, A GENERAL PARTNERSHIP, BY WARRANTY DEED FROM BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20160726-0076761, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

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

*****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*****

This is
( ) **unimproved**
(X) **improved**

property known as **1439 11th Avenue South, Nashville, Tennessee 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 30 day of November, 2016.

UP PARTNERSHIP, GP, a General Partnership

John H. Eldridge, III, General Partner

Natasha Eldridge, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 30 day of November, 2016, before me personally appeared **John H. Eldridge, III and Natasha Eldridge**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be General Partners of UP Partnership, GP, the within named bargainor, a general partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of UP Partnership, GP, as General Partner.

Witness my hand and official seal, this the 30 day of November, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GROVES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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