QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170002323 DEEDQC
Recvd: 01/10/17 09:02 2 pgs
Fees:12.00 Taxes:0.00
20170110-0002612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Randy E. Chance and Bryan A. Chance	**Same**	
(NAME)	(NAME)	**118021H00100CO**
7101 Sharondale Court, Suite 600		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **DOWD DEVELOPMENT AND DESIGN, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **RANDY E. CHANCE AND BRYAN A. CHANCE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 A OF 830 INVERNESS AVENUE TOWNHOMES, DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20160906-0093142, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT AND DESIGN, LLC, BY WARRANTY DEED FROM DOYLE H. WOODS, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160824-0088425, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 19, 2016.

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 **830 A Inverness Avenue, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 1 day of December, 2016.

Dowd Development and Design, LLC
By: Keith Dowd, Sole Member

STATE OF TN)
COUNTY OF Davidson)

On this the 1 day of December, 2016, before me personally appeared Keith Dowd, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Dowd Development and Design, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Dowd Development and Design, LLC, as Sole Member.

Witness my hand and official seal, this the 1 day of December 2016.

Notary Public

My Commission Expires: 7-11-2020



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