QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
320 Rosebank, LLC (NAME)	**Same** (NAME)	
200 West 20th Street Apt. #1007 (ADDRESS)	(ADDRESS)	**083-03-O-310.00**
New York, NY 10011 (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, **ROBERT PAUL PINKAS, JR. AND LOUIS PIERRE ANDERSON-MORSHEAD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **320 ROSEBANK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 AND UNIT B, ROSEBANK DOWNS TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROSEBANK DOWNS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20161129-0124794, 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 ROBERT PAUL PINKAS, JR. AND LOUIS PIERRE ANDERSON-MORSHEAD, AS TENANTS IN COMMON, BY WARRANTY DEED FROM JAMES TURNER AND WIFE, STEPHANIE TURNER, OF RECORD IN INSTRUMENT NUMBER 20160520-0050658, 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*****

BILL GARRETT, Davidson County
Trans:T20170028617 DEEDQC
Recvd: 04/05/17 09:24 3 pgs
Fees:17.00 Taxes:0.00
20170405-0033205

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

property known as **320 A & B Rosebank Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 29th day of March, 2017.

Robert Paul Pinkas, Jr.

Louis Pierre Anderson-Morshead

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF ~~DAVIDSON~~ NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Paul Pinkas, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2017.

Tricia Scott Goodchild
Notary Public

TRICIA A SCOTT GOODCHILD NOTARY PUBLIC ID Number 01SC6324111 Comm. Expires May 4, 2019 QUALIFIED IN KINGS COUNTY STATE OF NEW YORK

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis Pierre Anderson-Morshead**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2017.

Notary Public

My Commission Expires:

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

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

property known as **320 A & B Rosebank Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 30 day of March, 2017.

Robert Paul Pinkas, Jr.

Louis Pierre Anderson-Morshead

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF ~~DAVIDSON~~ MANHATTAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Paul Pinkas, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2017.

Notary Public

My Commission Expires:

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF ~~DAVIDSON~~ MANHATTAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis Pierre Anderson-Morshead**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of March, 2017.

Notary Public

My Commission Expires: ~~3/26~~ 3/26/19

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

GRANVILLE McCALLUM
Notary Public, State of New York
No. 01MC6163404
Qualified in Kings County
Commission Expires March 26, 2019