BILL GARRETT, Davidson County
Trans:T20170043764 DEEDQC
Recvd: 05/23/17 12:35 2 pgs
Fees:12.00 Taxes:0.00
20170523-0051171

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

# QUITCLAIM DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel Nos. |
|---|---|---|
| **1121 Sigler Street, Unit 2, Nashville, Tennessee 37203 and 80013th Avenue South, Unit 3, Nashville, Tennessee 37203** | **(Same)** | **093-13-0T-002.00-CO**<br>**093-13-0T-003.00-CO** |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** (the "Grantor") by these presents do hereby quitclaim and convey unto **The Banana Stand, LLC, a Tennessee limited liability company** (the "Grantee") and its successors and assigns, all of Grantor's right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 2 and 3, on the Horizontal Property Regime for Element Gulch, a Condominium, as recorded in the Master Deed of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from RESTORATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130904-0093034, dated September 3, 2013, said Register's Office. Being a portion of the same property conveyed to GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES RANDOLPH SMITH and wife, BETTY G. SMITH, of record in Instrument No. 20140106-0001263, dated December 31, 2013, said Register's Office. For further reference, see quitclaim deed to consolidate of record in Instrument No. 20150514-0044352, dated May 13, 2015, said Register's Office.

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

**[SIGNATURE ON FOLLOWING PAGE]**

Witness my hand this ____ day of April 2017 the bargaining party, having caused my name to be signed hereto on said day and date.

**Gulchetto Enterprises, LLC, a Tennessee limited liability company**

By:_____
William Ruff
Its: Chief Executive Officer

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Ruff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Chief Executive Officer** of **Gulchetto Enterprises, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company by its Chief Executive Officer.

Witness my hand and seal, this 4th day of April 2017.

MELINDA M. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

_____
Notary Public

My commission expires: 9.10.2018

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value whichever is greater, for this transfer is $ -0-

_____
Affiant

Sworn to and subscribed before me on this
____ day of April 2017.

MELINDA M. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

_____
Notary Public
My Commission Expires:
9.10.2018