QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170043787 DEEDQC
Recvd: 05/23/17 12:57 2 pgs
Fees:12.00 Taxes:0.00
20170523-0051199

B-JE-16-1705-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John H. Eldridge, III	**New owner**	
(NAME)	(NAME)	**105-5-V-2.00CO**
1705 Hillside Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **UP PARTNERSHIP, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. ELDRIDGE, III** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1705 of 1705 Hillside Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for 1705 Hillside Avenue Townhomes, of record in Instrument No. 20150304-0018883, Register's Office for Davidson County, Tennessee, and being shown on Plat, attached thereto as Exhibit "C", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to UP Partnership, GP, by Quitclaim Deed from John. H. Eldridge, III, recorded December 12, 2016 in Instrument No. 20161212-0129757, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1705 Hillside Ave, Nashville, Tennessee 37203-4931**.

Witness my/our hand(s) this the 19th day of May, 2017.

UP Partnership, GP

John H. Eldridge, III
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Eldridge, III signing for UP Partnership, GP , to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of UP Partnership, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2017.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020