BILL GARRETT, Davidson County
Trans:T20170061796 DEEDQC
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Fees:17.00 Taxes:0.00
20170719-0072843

This instrument prepared by:
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:	Tax Map & Parcel:
Element Gulch Association, Inc. **236 Bramerton Court** **Franklin, TN 37069**	**(Same)**	**Part of:** **093-13-0-276.00** **093-13-0-277.00**

WHEREAS, Gulchetto Enterprises, LLC, a Tennessee limited liability company (the "Grantor") established and recorded that certain Declaration of Element Gulch dated September 9, 2015, and recorded as Instrument No. 20150930-0099318 in the office of the Register of Deeds for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Element Gulch dated February 4, 2016 and recorded as Instrument No. 20160208-0012097, said Register's Office, and further amended by Second Amendment to Declaration of Element Gulch dated July 13, 2016 and recorded as Instrument No. 20160727-0077432, said Register's Office (collectively, the "Declaration");

WHEREAS, pursuant to the Declaration Element Gulch Association, Inc., a Tennessee non-profit corporation (the "Grantee") was formed to serve as the Association contemplated by the Declaration and Bylaws attached thereto;

WHEREAS, pursuant to the Declaration, the Grantor desires to convey to the Grantee all of the Common Elements and Limited Common Elements for Phase I of the project consisting of Units 1 through 9 as set forth in the Declaration (the "Phase I Common Elements");

NOW, THEREFORE, for and in consideration of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** by these presents does hereby quitclaim and convey unto **Element Gulch, Inc., a Tennessee non-profit corporation**, its successors and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

> All of the Common Elements and Limited Common Elements appurtenant, or pertaining to Units 1 through 9 as shown on and described in the Declaration of Element Gulch dated September 9, 2015, and recorded as Instrument No. 20150930-0099318 in the office of the Register of Deeds for Davidson County, Tennessee as amended by the First Amendment to Declaration of Element Gulch dated February 4, 2016 and recorded as Instrument No. 20160208-0012097, said Register's Office and further amended by Second Amendment to Declaration of Element Gulch dated July 13, 2016 and recorded as Instrument No. 20160727-0077432, said Register's Office.
>
> Being 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 as Instrument No. 20140106-0001263, dated December 31, 2013, in the Register's Office for Davidson County, Tennessee; and the same property conveyed to Gulchetto Enterprises, LLC, s Tennessee limited liability company, by Quitclaim Deed from Restoration Properties, LLC, a Tennessee limited liability company, of record in

Instrument Nc. 20130904-0093034, dated September 3, 2013, said Register's Office and being further described in that certain Quitclaim Deed to Consolidate recorded as Instrument Number 20150514-0044352, said Register's Office.

Said property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises, including without limitation the Declaration and Bylaws attached thereto.

Witness my hand this 17th day of July 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

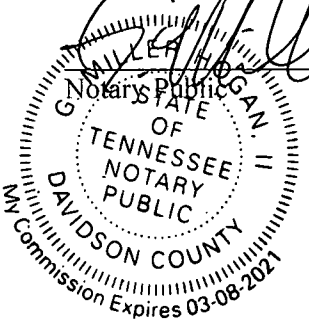
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 as its Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of July 2017.

_____
Notary Public

My commission expires: MAR. 8 2021



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 17th day of July 2017.

Notary Public

My Commission Expires: MAR. 8, 2021

G. MURRAY LOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021