QUITCLAIM DEED

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 31 DAY OF July, 2017.

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT 5, 2021

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

B-KW-15-1719A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Totty	**New owner**	
(NAME) **667 Wedgewood Ave., Ste. C**	(NAME)	**105050M00100CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 **AUSTIN TOTTY, UNMARRIED** 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 A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, 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 UP Partnership, GP by Quitclaim Deed from John H. Eldridge, III, of record in Instrument No. 20161215-0131490, Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **1719A 14th Avenue South , Nashville, Tennessee 37212**.

BILL GARRETT, Davidson County
Trans: T20170067454 DEEDQC
Recvd: 08/04/17 11:55 2 pgs
Fees: 12.00 Taxes: 0.00
20170804-0079921

Witness my/our hand(s) this the 31st day of July, 2017.

UP Partnership, GP

BY: _____
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 the 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 31st of July, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

