Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Tim Reynolds P.O.Box 2365 Brentwood, TN 37024	131120U002.00	Tim Reynolds P.O.Box 2365 Brentwood, TN 37024
This instrument prepared by: Tim Reynolds P.O.B 2365 Brentwood TN 37024		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRAVO DEVELOPMENT L.L.C.** (the "**Grantor**"), hereby sells, assigns, and quitclaims to **TIM REYNOLDS** ("**Grantee**"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

This is ***improved/unimproved*** property located in Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant: Tim Reynolds

Subscribed and sworn to before me this 29 day of August, 2017

Notary Public
My Commission Expires: 3-17-2020

JEFFERY W. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-17-2020

BILL GARRETT, Davidson County
Trans:T20170076522 DEEDQC
Recvd: 08/31/17 13:31 4 pgs
Fees:22.00 Taxes:0.00
20170831-0089721

IN WITNESS WHEREOF, the Grantor has executed this ~~Quitclaim~~ Deed on the 29 day of August, 2017.

GRANTOR

By: _____

Name: Tim Reynolds

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JEFF HART, a notary public of the state and county aforementioned, TIM REYNOLDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he/she is the CHIEF MANAGER of Grantor, a L.L.C., and that he/she as such ~~CHIEF MANAGER~~ of Grantor is authorized to execute this instrument on behalf of said L.L.C.

Witness my hand, at office, this 29 day of August, 2017.

JEFFERY W. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-17-2020

NOTARY PUBLIC
My Commission Expires: 3-17-2020

Exhibit A
Legal Description

[INSERT SURVEY LEGAL DESCRIPTION]

1110 - Unit B Biltmore Cottage

Being the same property conveyed to Grantee pursuant to [Special] Warranty Deed recorded in Book_____, page_____ [Instrument number 2016-04050032375] Register's Office for Davidson County, Tennessee.

Exhibit A

BOOK 9-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027446 DEEDWARR
Recvd: 04/05/16 10:36 2 pgs
Fees:13.00 Taxes:1942.50
[redacted]
20160405-0032375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bravo Development, LLC	NEW OWNER	
(NAME)	(NAME)	131-12-U-1.00 CO (UNITA)
P.O Box 2365		131-12-U-2.00 CO (UNIT B)
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAVO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units A and B of 1110 BILTMORE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1110 BILTMORE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140904-0080946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1110 BILTMORE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140904-0080946, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gala, LLC, a Tennessee limited liability company by Warranty Deed from Imogene S. Jones, unmarried, recorded on the 4th day of October, 2013 in Instrument No. 20131004-0104401, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page 103, said Register's Office; restrictive covenants of record in Instrument No. 20140904-0080946, said Register's Office; and Charter of record in Instrument No. 20140911-0083293, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 1110 A & B Biltmore Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
(unimproved)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.