Bill Garrett Davidson County
Batch# 1160 DEEDQC
09/15/2017 09:35:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170915-0094405

# QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title and Escrow**
**2012 21st Ave South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James W. Vandegrift & Paul J. Bonner** | **New Owner** | |
| (NAME) | (NAME) | **083-03-4-C-002.00CO** |
| **7921 Hwy. 100** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **B&V OF NASHVILLE LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES W. VANDEGRIFT, MARRIED AND PAUL J. BONNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, 1111 RIVERSIDE DRIVE TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1111 RIVERSIDE DRIVE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20160311-0023567, AMENDED IN INSTRUMENT NO. 20160518-0049874, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IN HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B&V OF NASHVILLE, LLC BY WARRANTY DEED FROM PETERACKERLY, A SINGLE MAN OF RECORDIN INSTRUMENT NO. 20151221-0128103 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 11, 2015 AND RECORDED ON DECEMBER 21, 2015.**

**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B&V OF NASHVILLE, LLC BY QUITCLAIM DEED FROM B&V OF NASHVILLE, LLC OF RECORD IN INSTRUMENT NO. 20160518-0049873 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 2016 AND RECORDED ON MAY 18, 2016.**

This is
**( ) unimproved**
**( X ) improved**
property known as **2196 GREENWOOD AVE., NASHVILLE, TN 37206**

Witness my hand this the 11 day of September, 2017.

**B&V OF NASHVILLE LLC**

Paul J. Bonner, member

**PAUL J. BONNER, MEMBER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul J. Bonner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be a **member** of, **B&V of Nashville LLC** the within named bargainor, a limited liability company, and that he as such **member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 day of September, 2017.

William E. Grones

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**