Bill Garrett Davidson County
Batch# 4164 DEEDQC
09/25/2017 02:23:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170925-0098002

QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF September 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7142P DABKRE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
D. ELLIS FAMILY TRUST SEPTEMBER 2001, DONALD ELLIS TRUSTEE	**New owner**	118-01-400.00
2401 Vaulx Lane	708 Millstone Lane	118-01-400.00
Nashville, TN 37204	Nashville TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
DABKRE ASSETS II, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

D. ELLIS FAMILY TRUST SEPTEMBER 2001, DONALD ELLIS, TRUSTEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2401 Vaulx Lane, Nashville, TN 37204

Witness My hand on this 13th day of September, 2017

Dabkre Assets II, LLC
BY:
Donald B. Ellis, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Donald B. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be a member of Dabkre Assets II, LLC , the within named barganor, a limited liability company, and that Donald B. Ellis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 13th day of September, 2017

Notary Public

My Commission Expires: 9/20/2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

14-7142P DABKRE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 7, EDGAR C. ALLEN SUBDIVISION OF LOT NO. 7, W. W. HENRY'S TRACT, as shown on plat of record in Plat Book 974, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dabke Assets II, LLC from Noah Elwell, unmarried by Warranty Deed in Instrument No. 20141016-0095458, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2017and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGAR C. ALLEN SUBDIVISION OF LOT NO. 7, W. W. HENRY'S TRACT, as recorded in Plat Book 974, Page(s) 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).