QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 11753 DEEDQC
10/11/2017 11:18:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171011-0104296

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BR Group, LLC	**Same**	
(NAME)	(NAME)	**131021A00100CO**
80 Cude Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOWD DEVELOPMENT AND DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 A, 1927 Warfield Drive Residences, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170915-0094463, Register's Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT AND DESIGN, LLC, BY WARRANTY DEED FROM HTC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20170802-0078575, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 31ST DAY OF JULY, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****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
( ) unimproved
(X) improved property known as: **1027 A Warfield Drive, Nashville, TN 37215**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 10 day of ~~September~~ October, 2017.

By: Keith Dowd
Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Dowd**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President** of **Dowd Development & Design, LLC,** the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **President** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of ~~September~~ October, 2017.

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