QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 14905 DEEDQC
10/18/2017 10:15:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171018-0106621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
High Definition Homes, LLC (NAME)	**Same** (NAME)	**103020Q00100CO** **103020Q00200CO** **103020Q90000CO** **10302010100** **10302010200** **10302010300**
123 43rd Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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, **HIGH DEFINITION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **HIGH DEFINITION HOMES, 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:

TRACT 1 (111 OCEOLA AVENUE: 103020Q00100CO, 103020Q00200CO, 103020Q90000CO, (Old Parcel ID: 10302010100)):

LAND IN THE 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 60 FEET FRONT AND 50 FEET REAR OF LOT NO. 5 ON THE SUBDIVISION OF PART OF LOT NO. 8 ON THE PLAN OF THE SUBDIVISION OF THE C.C. VERNON FARM OF RECORD IN PLAT BOOK 161, PAGE 164, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBDIVISION OF PART OF LOT NO. 8, NOT OF RECORD. ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, SEPTEMBER 2, 1946, SAID PART OF LOT NO. 5 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF OSCEOLA AVENUE, 419.4 FEET SOUTHERLY FROM THE INTERSECTION OF THE WESTERLY MARGIN OF SAID OSCEOLA AVENUE AND THE SOUTHERLY MARGIN OF MANDINA STREET; THENCE WESTWARDLY 196 FEET, MORE OR LESS, TO A POINT IN THE EASTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO A.J. PEAL AND WIFE, BY DEED FROM HERBERT W. TALLEY AND WIFE, OF RECORD IN BOOK 1404, PAGE 14, SAID REGISTER'S OFFICE; THENCE WITH THE PEAL'S EASTERN BOUNDARY LINE SOUTHWARDLY 50 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF SAID PEAL'S PROPERTY; THENCE

NORTH 89 DEG. EAST 196 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF SAID OSCEOLA AVENUE, THENCE WITH THE WESTERLY MARGIN OF SAID OSCEOLA AVENUE, NORTH 5 DEG. 29' WEST 60 FEET TO THE BEGINNING.

SAID PROPERTY HAVING BEEN SUBJECTED TO A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS THROUGH INSTRUMENT NUMBER 20160915-0097027 AND SUBSEQUENTLY TERMINATED THROUGH INSTRUMENT NUMBER 20171018-0106620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HIGH DEFINITION HOMES, LLC BY WARRANTY DEED FROM JACQUELINE VANATTA-THORNE, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20160607-0057163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (109 OCEOLA AVENUE: 10302010200):

LAND IN THE 8TH, FORMERLY 12TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 8 ON THE PLAN OF THE SUBDIVISION OF THE C. C. VERNON FARM, AS OF RECORD IN BOOK 161, PAGE 164, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKERSON, SURVEYOR, MAY 14, 1945, AND JOHN KOHL & COMPANY, DATED SEPTEMBER 19,1984, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF OSCEOLA AVENUE (N/K/A OCEOLA AVENUE), AS WIDENED, AT A POINT 484.5 FEET SOUTH OF THE SOUTHERLY MARGIN OF MAUDINA STREET; THENCE WITH SAID AVENUE, SOUTH 6 DEGREES 15 MINUTES EAST 76 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO H. D. ALLEN AND WIFE, BY DEED FROM B. LEVITAN AND WIFE, AS OF RECORD IN BOOK 1020, PAGE 252; THENCE WITH SAID LINE, NORTH 88 DEGREES 45 MINUTES WEST 395.3 FEET; THENCE NORTH 7 DEGREES 15 MINUTES WEST 62.5 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO FRANK J. PICKNEY AND WIFE, BY DEED FROM C. A. DEMOSS AND WIFE, AS OF RECORD IN BOOK 1179, PAGE 208; THENCE WITH THEIR SOUTHERLY LINE, NORTH 89 DEGREES EAST 100 FEET AND CONTINUING IN THE SAME DIRECTION 296.5 FEET, IN ALL 396.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HIGH DEFINITION HOMES, LLC BY WARRANTY DEED FROM ERIC V. MCKINNEY, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20150630-0063000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III (107 OCEOLA AVENUE: 10302010300):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PART OF BLOCK 8 ON THE MAP OF C.C. VERNON FARMS OF RECORD IN PLAT BOOK 161, PAGE 164, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID BLOCK 8 FRONTS 65 FEET ON THE WESTERLY SIDE OF OSCEOLA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 217 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HIGH DEFINITION HOMES, LLC BY WARRANTY DEED FROM JOSEPH LOPEZ, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20150804-0076921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **107, 109, 111 Oceola Avenue, Nashville, TN 37209**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 16 day of October, 2017.

HIGH DEFINITION HOMES, LLC

By: _____
William White, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16 day of October, 2017, before me personally appeared William White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of High Definition Homes, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of High Definition Homes, LLC, as Member.

Witness my hand and official seal, this the 16 day of October, 2017.

_____
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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