QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 38043 DEEDQC
12/18/2017 09:39:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171218-0128372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ALISON RODGERS

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)
Ashley C. Dugger	**Same**	
(NAME)	(NAME)	
2814 Belmont Blvd		Parcel 1 **71-11-84.00** Parcel 2 **105-13-0 162.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **SHELBY STREET PARTNERS, GP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ASHLEY C. DUGGER, 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:

Parcel 1

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lots Nos. 2 and 3 on the Map of the subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 2 and 3 front 100 feet on the Northerly side of Edith Street and runs back 364 2/3 feet on the Easterly line and 363 1/3 feet, more or less, on the Westerly Line, to the Southerly line of Lot No. 1, measuring 100 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO **SHELBY STREET PARTNERS, GP**, BY QUITCLAIM DEED FROM **ASHLEY C. DUGGER**, OF RECORD IN INSTRUMENT NUMBER **20141002-0091095**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE **22ND DAY OF AUGUST, 2014.**

Parcel 2

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I: Being part of Lot No. 8 on the Plan of McAlister's Property, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee: and also part of Lot No. 3, Plan Of W.L.B. Lawrence, of record in Plat Book 21, Page 148, Register's Office for said County, and described according to a survey made by George W. Watkins, Surveyor; dated July 1, 1955.

Beginning on the westerly margin of 10th Avenue, South, at a point 140.2 Feet from the north margin of Lawrence Avenue; thence with the west margin of 10th Avenue, South, 9.8 feet to the margin of a 14-foot alley, thence with said alley 43 feet; thence south 13 feet; thence east 43 feet, more or less, to the point of beginning.

TRACT II: Beginning at the northwest comer of 10th Avenue, South, fomerly Pomeroy Avenue, and Lawrence Avenue; thence in a westerly direction along the northerly margin of Lawrence Avenue, 94 feet to the southeast corner of the property conveyed to J.E. Skinner and wife, by deed from J. Glenn Skinner and wife, of record in Book 699, Page 526, said Register's Office; thence with their easterly line, northwardly 150 feet to the Southerly margin of an alley; thence along the southerly margin of said alley in an easterly direction 51 feet to a point, being the northwesterly comer of a tract heretofore conveyed to Bessie Anderson Bush; thence in a southerly direction along the westerly line of the said property conveyed to Bessie Anderson Bush to the southwesterly corner of said tract; thence in an easterly direction 43 feet, more or less, along the southerly line of the tract heretofore conveyed to the said Bessie Anderson Bush, to a point in the westerly margin of 10th Avenue, South, being the southeasterly corner of the said tract heretofore conveyed; thence in a southerly direction along the westerly margin of 10th Avenue, South, 140.2 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO **SHELBY STREET PARTNERS, GP**, BY WARRANTY DEED FROM **ELIZABETH J. MAYO**, OF RECORD IN INSTRUMENT NUMBER **20141028-0099370**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 23RD DAY OF

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: **334 Edith Avenue, Nashville, TN 37206**
2115 10TH AVE S, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 11th day of December, 2017.

Shelby Street Partners, GP

By: _____ Partner
Ashley Dugger, Partner

By: _____
Michael Garafola, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley Dugger and Michael Garafola**, signing for **Shelby Street Partners, GP**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Shelby Street Partners, GP**, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
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