QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 85909 DEEDQC
04/27/2018 01:42:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180427-0039942

WILLIAM E GROOMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April 2018.

Notary Public

MY COMMISSION EXPIRES: 9/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Claire Properties, GP (NAME)	**Same** (NAME)	**105132B00300CO**
2814 Belmont Blvd (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ASHLEY C. DUGGER ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

CLAIRE PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "C" LAWRENCE AVENUE TOWNHOMES, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAWRENCE AVENUE TOWNHOMES, OF RECORD AT INSTRUMENT NO. 20150522-0047578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND PLAT ATTACHED AS EXHIBIT "C" TO WHICH DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO **ASHLEY C. DUGGER**, BY **QUITCLAIM DEED** FROM **SHELBY STREET PARTNERS, GP**, OF RECORD IN INSTRUMENT NUMBER **20171218-0128372** AND CORRECTED BY **SCRIVENER'S AFFIDAVIT** OF RECORD IN INSTRUMENT NUMBER **20180406-0032816** 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*****

V6

This is **improved** property known as: **2115 10th Avenue South, Nashville, TN 37204**

Witness our hands this the 24 day of April, 2018.

Ashley C. Dugger

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley C. Dugger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of April, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY