QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 86666 DEEDQC
05/01/2018 08:26:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180501-0040746

STATE OF MICHIGAN
COUNTY OF OAKLAND

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 10-31-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Grantor
c/o 3910 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48302

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
517B Southgate Avenue LLC	**"New Owner"**	
(NAME)	(NAME)	**105110F00200CO**
c/o 3910 Telegraph Road, Suite 200		
(ADDRESS)	(ADDRESS)	
Bloomfield Hills, Michigan 48302		
(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 GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, ***IAN DAYKIN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO ***517B SOUTHGATE AVENUE LLC,*** A MICHIGAN LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS 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 B, 517 SOUTHGATE AVENUE TOWNHOMES, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140327-0025180, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DALE AVENUE LLC TO IAN DAYKIN, MARRIED, DATED MARCH 13, 2015, AS RECORDED ON THE 19th DAY OF MARCH, 2015, IN INSTRUMENT NO. 20150319-0023650, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO:

- ***COUNTY OF DAVIDSON TAXES FOR THE YEAR 2015 AND THEREAFTER, NOT YET DUE AND PAYABLE.***
- ***RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ALLISON SUBDIVISION, AS RECORDED IN PLAT BOOK 547, PAGE(S) 14, 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).***

- *COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20140327-0025180, 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).*
- *CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NO. 20140318-0022144.*
- *ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.*

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
Property known as 517B Southgate Avenue, Nashville, Tennessee 37203

[signatures on next page]

Witness my hand this 24th day of April, 2018.

Ian Daykin

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN W. DAYKIN, a married man, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Debra L. Alster, Notary Public
State of Michigan, County of Oakland
My Commission Expires: October 31, 2023
Acting in the County of Oakland

RETURN TO:
Grantee
3910 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48302