Bill Garrett Davidson County
Batch# 103468 DEEDQC
06/12/2018 11:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180612-0056376

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF JUNE, 2018. Notary Public My Commission Expires: 12/01/2020

Anil Sawhney State of Tennessee Notary Public Williamson County My Commission Expires December 1, 2020

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
Seven-En-Place, LLC	**Seven-En-Place, LLC**	SEE DESCRIPTION
(NAME) 9005 Overlook Blvd #545	(NAME) 9005 Overlook Blvd #545	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **EGG Properties, LLLP,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Seven-En-Place,**

LLC, a Wyoming Limited Liability Company hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 101 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10100CO.

Being Lot No. 102 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10200CO.

Being Lot No. 103 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10300CO.

Being Lot No. 104 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10400CO.

Being Lot No. 105 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10500CO.

Being Lot No. 106 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10600CO.

Being Lot No. 107 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County,

Tennessee. Map and Parcel Number 043140A10700CO.

Being Lot No. 108 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10800CO.

Being Lot No. 109 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A10900CO.

Being Lot No. 110 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A11000CO.

Being Lot No. 111 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A11100CO.

Being Lot No. 112 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A11200CO.

Being Lot No. 113 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A11300CO.

Being Lot No. 114 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee. Being the same property conveyed to EGG Properties, LLLP by Warranty Deed dated March 20, 2017, and recorded on March 24, 2017 at Instrument # 20170324-0028955, in the Register's Office for Davidson County, Tennessee. Map and Parcel Number 043140A11400CO.

Also conveyed herewith is any and all interest grantors may have in the common area.

Subject to any and all plats, easements, restrictions, and other matters of record, including but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens of assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in book 6637, page 746, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6637, page 767, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 6642, Page 325, Register's Office for Davidson County, Tennessee.
6. Bylaws of record in Book 6637, page 756, Register's Office for Davidson County, Tennessee.
7. Storm water Detention Agreement as recorded in Book 6490, page 765, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers/storm drainage as recorded in Book 5120, page 293, Register's Office for Davidson County, Tennessee.
9. Grant of Gas Service Line or Fuel Line Easement as recorded in Book 5443, page 90, Register's Office of Davidson County, Tennessee.
10. Deed of Dedication to Madison Suburban Utility District for water mains as recorded in Book 6703, page 83, Register's Office for Davidson County, Tennessee.

The Legal description is the same as in the previous deeds of record

This is improved property located at: 101-114 Hoffman Place 14 Units; Townhouse Villas, Madison, TN 37115.

Whenever used, the singular shall include the plural, the plural the singular, and any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of June, 2018.

GRANTOR:

Egg Properties, LLLP
By: Elizabeth Goitia
On Behalf of The Blue Reeve, LLC
General Partner of Egg Properties, LLLP

STATE OF TN)
COUNTY OF WILLIAMSON)

Personally appeared before me, **Elizabeth Goitia**, on behalf of The Blue Reeve, LLC which is the General Partner for Egg Properties, LLLP and authorized to enter and execute documents on behalf of the Partnership. Ms. Goitia has provided sufficient identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 2nd day of JUNE, 2018.

NOTARY PUBLIC

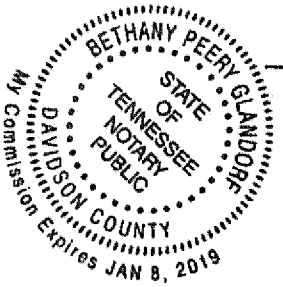
Anil Sawhney
State of Tennessee Notary Public
Williamson County
My Commission Expires December 1, 2020

My Commission expires: 12/01/2020

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature



State of Tennessee

County of Davidson

Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bethany Peery Glandorf
Notary's Signature

My Commission Expires: 01/08/2019
Notary's Seal (if on paper)