QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 106963 DEEDQC
06/20/2018 03:41:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180620-0059664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig Balsam	new owner	
(NAME)	(NAME)	**082-05-0X-001.00**
1715 B 3rd Avenue North,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHVILLE SALEMTOWN, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CRAIG BALSAM** hereinafter called the Grantee, his 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 1715B, Cottages of Salemtown II, as shown in Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160602-0055554; as amended in Amendmment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II in Instrument No. 20180614-0056775, both in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Shville Salemtown, LLC by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20160218-0015601 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 18, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1715 B 3rd Avenue North, Nashville, Tennessee 37208**.

Witness my hand this the 24th day of May, 2018.

Shville Salemtown, LLC

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SHVILLE SALEMTOWN, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of May, 2018.

_____
Notary Public

My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:

Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206