QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 155924 DEEDQC
11/01/2018 04:08:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181101-0108554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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)
Ellington Group, GP (NAME)	**Same** (NAME)	
7035 Stone Run Dr. (ADDRESS)	(ADDRESS)	**05110008000, and 05100020700**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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,

ELLINGTON GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP ("GRANTOR")

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

ELLINGTON GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP ("GRANTEE")

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

TRACT I – 05110008000:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FINAL PLAT, PEAK RETURNS OF RECORD IN PLAT AT INSTRUMENT NO. 20141121-0107462, 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 THE SAME PROPERTY CONVEYED TO ELLINGTON GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM BRIARVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20170125-0007944, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JANUARY 20, 2017.

TRACT II – 05100020700:

LOT 2 ON THE PLAN OF PEAK RETURNS, BRIARVILLE ROAD & CHERON ROAD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT # 20141121-0107462, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELLINGTON GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM CYAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20170823-0086517, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 15, 2017.

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 **improved** property known as: **500 & 0 Creative Way, Madison, TN 37115**

Witness our hands this the 29th day of October, 2018.

ELLINGTON GROUP, GP

By: Jimmy Saba, Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of October, 2018, before me personally appeared **Jimmy Saba**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Partner of Ellington Group, GP, the within named bargainor, a general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Ellington Group, GP, as Managing Partner.

Witness my hand and official seal, this the 29th day of October, 2018.

Notary Public
My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY