# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8/20/2019

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) |
|---|---|---|
| **S&W Investments, LLC** | **Same** | |
| (NAME) | (NAME) | **83-5-G-19.00CO** |
| **220 Newport Center Drive, Suite 11-188** | | |
| (ADDRESS) | (ADDRESS) | |
| **Newport Beach, CA 92660** | | |
| (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,

**MICHAEL L. SMITH, A SINGLE MAN** ("GRANTOR")

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

**S&W INVESTMENTS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY** ("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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 727 OF THE BAILEY @ MAXWELL, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20161012-0108020, AMENDED IN INSTRUMENT NOS. 20161205-0127325, 20170426-0041064 AND 20171212-0126734, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.**

BEING THE SAME PROPERTY CONVEYED TO **MICHAEL L. SMITH, A SINGLE MAN**, BY WARRANTY DEED FROM **BAILEY & WEST EASTLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, OF RECORD IN INSTRUMENT NUMBER **20181015-0102061**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

Karen Y Johnson Davidson County
DEEDQC
Batch# 176124 2 pgs
12/19/2018 03:14:41 PM
Fees: $12.00 Taxes: $0.00

20181219-0123489

*****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: **727 Cleo Miller Drive, Nashville, TN 37206**

Witness our hands this the 11 day of DECEMBER 2018.

MICHAEL L. SMITH

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE )

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

Witness my hand and official seal, this the 11th day of December 2018.

Notary Public

REBECCA RATLIFF
Notary Public - California
Riverside County
Commission # 2247261
My Comm. Expires Jul 20, 2022

My Commission Expires: