Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tennessee Investors Group LLC **808 Fountainhead Court** **Brentwood, TN 37027**	**104 02 0 X 238 00CO**	**Tennessee Investors Group LLC** **808 Fountainhead Court** **Brentwood, TN 37027**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lawson Hugh Hardwick, IV and Derek Taylor Gunn, as tenants in common** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Tennessee Investors Group, LLC** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **238 31st Avenue North, Nashville, Davidson County, Tennessee 37203.**

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON____

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 1st day of April, 2019.

Notary Public
My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 212527 DEEDQC
04/02/2019 08:32:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190402-0029435

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 1 day of April, 2019.

Lawson Hugh Hardwick, IV

Derek Taylor Gunn

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawson Hugh Hardwick, IV and Derek Taylor Gunn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 1 day of April, 2019.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 238, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Lawson Hugh Hardwick, IV, an unmarried man, and Derek Taylor Gunn, a married man, as tenants in common, of record as Instrument Number 20150803-0076185, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 3, 2018.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-00147124 and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20020910-0109699, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.