BILL GARRETT, Davidson County
Trans:T20110012289 DEEDQC
Recvd: 03/01/11 12:42 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016403

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Urban Partners, LLC 807 Sawyer Bend Court Franklin, TN 37069	New Owner

TAX MAP - PARCEL NUMBERS: 118.01-0-321.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **RIGID DEVELOPMENT, INC.,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **URBAN PARTNERS, LLC,** its successors and assigns, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 152 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County.

Said part of Lot No. 152 fronts 50 feet on the southerly margin of Montrose Avenue and extends back 110.5 feet on the easterly line and 118.2 feet on the westerly line to an alley line in the rear, measuring 50.6 feet thereon.

Being the same property conveyed to Rigid Development, Inc., by Warranty Deed from Martha B. Brown, dated November 1, 2010, recorded November 23, 2010, of record in Instrument 201011230093879, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Martha B. Brown by Warranty Deed from James B. Frisina and spouse Suzanne Frisina and Thomas Edward Caruthers, unmarried, dated March 29, 1991, recorded March 29, 1991, of record in Book 8319, page 522, Register's Office for Davidson County, Tennessee.

This property commonly known as: **905 Montrose Avenue, Nashville, TN 37204**

WITNESS MY HAND on this the 25 day of February, 2011.

BRENT CRAIG, PRESIDENT
RIGID DEVELOPMENT, INC.

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, BRENT CRAIG, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who upon oath, acknowledged himself to be the PRESIDENT OF RIGID DEVELOPMENT, INC., and as such PRESIDENT executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25 day of Feb, 2011.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 31, 2011

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25 day of Feb, 2011.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 25 day of Feb., 2011.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 31, 2011