BILL GARRETT, Davidson County
Trans:T20110054195 DEEDQC
Recvd: 09/01/11 12:01 7 pgs
Fees:37.00 Taxes:0.00
20110901-0067855

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
CVHC1, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	same	Map 92-16 Parcel 166

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $0.00

Affiant

Sworn to and subscribed before me this 30th day of August, 2011.

Notary Public
My Commission Expires: 3-11-2012

RENEE WELLS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cumberland Valley Holding Company, as Trustee** for C.V.T. Trust No. 20 and in its individual capacity, and the beneficiaries of C.V.T. Trust No. 20, all of the foregoing hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CVHC1, LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a certain tract of land in Nashville,

Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBITS A, B and C

Being the same property conveyed by Special Warranty Deed to Cumberland Valley Holding Company, Trustee of record as Instrument No. 20070813-0096576, Register's Office for Davidson County, Tennessee.

This is improved property known as 1816 Broadway, Nashville, Davidson County, Tennessee 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 31st day of August, 2011.

GRANTORS:

Cumberland Valley Holding Company, as Trustee for C.V.T. Trust No. 20

By: _____
Homayoun Aminmadani, President

Cumberland Valley Holding Company, individually

By: _____
Homayoun Aminmadani, President

_____
Homayoun Aminmadani, co-beneficiary of C.V.T. Trust No. 20

_____
Farzin Ferdowsi, co-beneficiary of C.V.T. Trust No. 20

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Homayoun Aminmadani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Cumberland Valley Holding Company, in its capacity as Trustee for C.V.T. Trust No. 20 and in its individual capacity, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 30th day of August, 2011.

Notary Public

My Commission Expires: 3-1-2012

RENEE WELLS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Homayoun Aminmadani, 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 seal, at office in Brentwood, Tennessee, this the 30th day of August, 2011.

Notary Public

My Commission Expires: 3-1-2012

RENEE WELLS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Farzin Ferdowsi, 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 seal, at office in Brentwood, Tennessee, this the 30th day of August, 2011.

Notary Public

My Commission Expires: 3-1-2012

RENEE WELLS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Exhibit A

Legal Description-Special Warranty Deed

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 139 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE FOR A.S. WEINBAUM, BY JOHN WILKES, CIVIL ENGINEER, ON JANUARY 13, 1993, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BROAD STREET, AND 19TH AVENUE, SOUTH, FORMERLY DOUGLAS AVENUE; THENCE NORTHWARDLY WITH THE EASTERLY MARGIN OF 19TH AVENUE, SOUTH, 184 FEET TO THE SOUTHERLY MARGIN OF AN 11.5 FOOT ALLEY; THENCE EASTERLY WITH THE SAME, 48 FEET TO THE NORTHWEST CORNER OF THE SUSAN P. HUNTER LOT; THENCE SOUTHWARDLY WITH HER WESTERLY LINE, 169 FEET TO THE NORTHERLY MARGIN OF BROAD STREET; THENCE WITH THE MARGIN OF SAID STREET, WESTWARDLY 50.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CUMBERLAND VALLEY HOLDING COMPANY, TRUSTEE BY SPECIAL WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20070813-0096576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Legal Description-Survey

Land being located in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of Lot 139 of the Boyd Home Tract of record in Plat Book 21, page 39 and being Tax Map 92-16, Parcel 166 and being more particularly described as follows:

Beginning on a Mag-nail and Disk new on the easterly right-of-way line of Nineteenth Ave. South and the northerly right-of-way line of Broadway and being the southwest corner of the herein described tract;

Thence, with said right-of-way line of Nineteenth Ave. South, N 14deg. 19' 22" W, 184.00' to a Mag—nail and Disk new, being in the southerly edge of an 11.5' Alley;

Thence, with the south edge of said Alley N 76 deg. 18' 14" E, 48.00' to a Mag—nail and Disk new, being the northeast corner of the subject tract and a common corner with Midtown Properties of record in Instrument No. 20031119-0168839;

Thence, with said Midtown Properties west line, S 14deg 19' 22" E, 169.00' to a Mag—nail and Disk new and being in the north right-of-way of Broadway;

Thence, with the north right-of-way of Broadway, S 58 deg. 53' 45" W, 50.14' to the point of beginning and containing 0.194 acres, more or less.

Exhibit C

Legal Description-Survey Plus Alley

Land being located in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of Lot 139 of the Boyd Home Tract of record in Plat Book 21, page 39 and being Tax Map 92-16, Parcel 166 and being more particularly described as follows:

Beginning on a Mag-nail and Disk new on the easterly right-of-way line of Nineteenth Ave. South and the northerly right-of-way line of Broadway and being the southwest corner of the herein described tract;

Thence, with said right-of-way line of Nineteenth Ave. South, N 14deg. 19' 22" W, 184.00' to a Mag—nail and Disk new, being in the southerly edge of an 11.5' Alley;

Thence, with the south edge of said Alley N 76 deg. 18' 14" E, 48.00' to a Mag—nail and Disk new, being the northeast corner of the subject tract and a common corner with Midtown Properties of record in Instrument No. 20031119-0168839;

Thence, with said Midtown Properties west line, S 14deg 19' 22" E, 169.00' to a Mag—nail and Disk new and being in the north right-of-way of Broadway;

Thence, with the north right-of-way of Broadway, S 58 deg. 53' 45" W, 50.14' to the point of beginning and containing 0.194 acres, more or less.

11.5' ALLEY

Land being located in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of Lot 139 of the Boyd Home Tract of record in Plat Book 21, page 39 and being an 11.5' Alley as referenced in Instrument No. 20070813-0096576 and being more particularly described as follows:

Beginning on a Mag-nail and Disk new on the easterly right-of-way line of Nineteenth Ave. South and being the northwest corner of the above described Cumberland Valley Holding Company Trustee property of record in Instrument No. 20070813-0096576;

Thence, with said right-of-way line of Nineteenth Ave. South, N 14deg. 19' 22" W, 11.5' to a point in the northerly edge of the Alley and being a common corner with the Mardelle Evelyn Stephens Trustee property of record in Instrument No. 20041228-0152889;

Thence, with the north edge of said Alley, N 76 deg. 18' 14" E, 48.00' to a point and common corner with Midtown Properties of record in Instrument No. 20031119-0168839;

Thence, with said Midtown Properties west line, S 14deg 19' 22" E, 11.5' to a Mag—nail and Disk new and being the northeast corner of the above described tract;

Thence, with the south edge of said Alley, S 76 deg. 18' 14" W, 48.00' to the point of beginning and containing 0.013 acres, more or less.