QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

R-DI-12-1113

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)
Urban Property Partners (NAME)	Urban Property Partners (NAME)	
2611 Oakland Avenue (ADDRESS)	2611 Oakland Avenue (ADDRESS)	10501032400
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	10501032300

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **URBAN PROPERTY PARTNERS,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **URBAN PROPERTY PARTNERS**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1

BEING THE SOUTHERLY 38 FEET OF LOT NO. 3 AND THE NORTHERLY 6 FEET OF LOT NO. 4 ON THE PLAN OF THE S.P. AMENT HOME PLACE, OF RECORD IN BOOK 57, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOT NOS. 3 AND 4 FRONT TOGETHER 44 FEET ON THE WESTERLY SIDE TWELFTH AVENUE, SOUTH, AND RUN BACK 155 FEET, MORE OR LESS, ON THE NORTHERLY LINE, AND 159 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, TO AN ALLEY MEASURING 44 FEET THEREON.

TRACT 2

BEING THE SOUTHERLY 44 FEET OF LOT NO. 4 IN THE PLAN OF S.P. AMENT HOME PLACE, FRONTING ON THE WESTLY SIDE OF TWELFTH AVENUE, SOUTH, AND RUNNING BACK BETWEEN PARALLEL LINES 159 FEET MORE OR LESS, TO AN ALLEY, SAID PLAN BEING REGISTERED IN BOOK 57, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF PROPERTY CONVEYED TO THE NASHVILLE HOUSING AUTHORITY BY WARRANTY DEED FROM THELMA CLANTON, RECORDED ON THE 18TH DAY OF SEPTEMBER, 1970 IN DEED BOOK 4446, PAGE 485, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING PART OF LOTS NOS. 3 AND 4 ON THE MAP OF SAMUEL P. AMERT'S HOME PLACE AS OF RECORD IN BOOK 57, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BILL GARRETT, Davidson County
Trans:T20130030286 DEEDQC
Recvd: 04/12/13 15:23 3 pgs
Fees:17.00 Taxes:0.00
20130412-0036683

BEGINNING AT A POINT, SAID POINT BEING 705.5 FEET, MORE OR LESS, IN A SOUTHERLY DIRECTION ALONG THE WESTERN MARGIN OF 12TH AVENUE SOUTH, FROM THE SOUTH WESTERN INTERSECTION OF GRAND AVENUE AND 12TH AVENUE SOUTH; THENCE ALONG THE WESTERN BOUNDARY OF 12TH AVENUE SOUTH IN A SOUTHERLY DIRECTION A DISTANCE OF 88 FEET, MORE OR LESS, TO A POINT; THENCE ALONG THE PROPERTY LINE IN A WESTERLY DIRECTION A DISTANCE OF 9 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A NORTHERLY DIRECTION A DISTANCE OF 88 FEET, MORE OR LESS, TO A POINT; THENCE ALONG THE PROPERTY LINE IN AN EASTERLY DIRECTION A DISTANCE OF 6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 660 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO URBAN PROPERTY PARTNERS BY DEED FROM KAYNE AVENUE MISSIONARY BAPTIST CHURCH FILED FOR RECORD ON DECEMBER 3, 2012 IN INSTRUMENT NO. 20121203-0111004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS CONVEYANCE IS TO CONSOLIDATE TAX PARCELS.

This is
( ) unimproved
(X) improved

property known as **1111 and 1113 12th Avenue South Nashville, Tennessee 37202**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11th day of April 2013.

URBAN PROPERTY PARTNERS

Roy Dano, General Partner

Joseph J. Kovalick, II, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of April 2013, before me personally appeared Roy Dano, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Urban Property Partners, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April 2013.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of April 2013, before me personally appeared Joseph J. Kovalick, II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Urban Property Partners, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April 2013.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212