BILL GARRETT, Davidson County
Trans:T20130100589 DEEDTRS
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20131127-0121936

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:
Richland South, LLC
409 Hope Avenue
Franklin, TN 37069

MAP & PARCEL:
Map 43-5
Parcel 43

SEND TAX BILLS TO:
SAME

I hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred, whichever is greater, is $-0-.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2013.

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public

WHEREAS, by a Deed of Trust dated March 28, 2007, and recorded in Instrument # 20070330-0038095, Register's Office, Davidson County, Tennessee, Raymond C. Brody and Beth D. Brody conveyed to Bruce L. Gordon, Trustee, the property therein described in trust securing CIT Lending Services Corporation.

WHEREAS, CIT Lending Services Corporation assigned said Deed of Trust to CIT Small Business Loan Trust 2008-1 pursuant to that Assignment of Mortgage/Deed of Trust of record in Instrument No. 20090611-0054220, said Register's Office; and

WHEREAS, CIT Small Business Loan Trust 2008-1 assigned said Deed of Trust to CIT SBL Property Holdings Corporation pursuant to that Assignment of Deed of Trust and Security Agreement of record in Instrument No. 20101228-0102773, said Register's Office; and

WHEREAS, CIT Small Business Loan Trust 2008-I assigned said Deed of Trust to Ittleson Trust 2011-1, a Delaware statutory trust, pursuant to that Assignment of Deed of Trust and Security Agreement of record in Instrument No. 20110726-0057022, as corrected by that Scrivener's Affidavit of record in Instrument No. 20111025-0082827, both in said Register's Office; and

WHEREAS, Ittleson Trust 2011-1 assigned to Richland South, LLC said Deed of Trust by Assignment of Deed of Trust and Security Agreement of record in Instrument No. 20130819-0086890, said Register's Office; and

WHEREAS, Richland South, LLC, the holder of the debt, secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No.

20131031-0113257, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust.

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 25th day of November, 2013 at 10:00 a.m. at the Register of Deeds Office, Northwest entrance door, 6th and Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place, as mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder, at which sale, Richland South, LLC, being the highest and best bidder, became the purchaser of said property at and for credit bid in the sum of Eight Hundred Thousand and no/100th Dollars ($800,000.00).

NOW THEREFORE, in consideration of the premises, and the said consideration bid and paid, undersigned, as the Substitute Trustee, does hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto Richland South, LLC, the following real estate.

> Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Moore-Handley Subdivision No. 2 as of record in Plat Book 5210, page 247, R.O.D.C., Tennessee and being more particularly described as follows:
>
> Beginning at an iron pin (set) in the east-right-of-way line of Gallatin Pike, U.S. 31 E said pin being 246.23 feet south of the south right-of-way line of Anderson Land as measured along the east right-of-way line of Gallatin Pike U.S. 31 E; thence, leaving said right0of-way line S 88 degrees 01' 57" E a distance of 867.46 feet to an existing iron pin; thence, N 5 degrees 57' 41" E a distance of 255.24 feet to an existing iron pin in the south right-of-way line of Anderson Lane; thence, with said right-of-way line S 87 degrees 52' 10" E a distance of 19.73 feet to an existing iron pin; thence, leaving said right-of-way line S 5 degrees 56' 35" W a distance of 224.48 feet to an existing fence corner post; thence, S 6 degrees 09' 32" W a distance of 25.22 feet to an existing iron pipe; thence, N 81 degrees 15' 00" W a distance of 627.12 feet to an existing iron pin; thence, N 83 degrees 18' 57" W a distance of 259.90 feet to an existing iron pin in the east right-of-way line of Gallatin Pike, U.S. 31 E; thence, with said right-of-way line N 6 degrees 41' 03" E a distance of 249.77 feet to the point of beginning and containing 265,452 square feet or 6.09 acres.
>
> Being the same property conveyed to Raymond Brody by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, filed for record on February 28, 2007 in Instrument No. 20070228-0024412, Register's Office for Davidson County, Tennessee.
>
> Subject to any and all easements, setback lines and restrictive covenants of record in the said County.
>
> This is property known as. 730 Gallatin Pike, Madison, TN 37115.

UNDERSIGNED, as Substitute Trustee, makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of November, 2013.

Robert L. Scruggs, Substitute Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, Robert L. Scruggs, Substitute Trustee, with who I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes there contained.

Witness my hand and official seal in Nashville, Tennessee this 27th day of November, 2013.

My Commission Expires: _____

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014