BILL GARRETT, Davidson County
Trans:T20140028855 DEEDQC
Recvd: 04/28/14 14:36 4 pgs
Fees:22.00 Taxes:0.00
20140428-0035617

PREPARED BY:
BRIDGEHOUSE TITLE
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties without benefit of a title search. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, the 24th day of April, 2014.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Clearwater Properties, LLC	New Owner	081-11 272.00
2550 Meridian Blvd., Suite 350		072-07 185.00
Franklin, TN 37067		105-07 46.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Deep River Development, LLC, a Tennessee limited liability company, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to Clearwater Properties, LLC, a Tennessee limited liability company, (hereinafter referred to as "**GRANTEE**") its heirs and assigns, in and to the following described tract of land:

PARCEL ONE:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 371 and the southerly 5 feet of Lot No. 370 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's office for Davidson County, Tennessee, described as follows:

Said parts of Lots Nos. 370 and 371 front together 55 feet on the easterly side of 17th

IN WITNESS WHEREOF, this document was executed this 24th day of April 2014.

Deep River Development, LLC

By: _____
Jeremy Edward Kelton, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Edward Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Managing Member of Deep River Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Edward Kelton as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

Avenue, North, formerly James Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gregory F. Hurr, unmarried, by Warranty Deed from Mark R. Rodriguez (incorrectly referred to as Mark E. Rodriguez on previous Warranty Deed), dated February 28, 2002, of record in Instrument No. 20020304-0027040, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Gregory F. Hurr, unmarried, dated March 31, 2014, of record in Instrument No. 20140402-0027498, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 16 and the easterly 17 feet of Lot No. 15 on an unrecorded map of the Young Heirs Subdivision, in the 11th Civil District, being a subdivision of Lots Nos. 25 to 29, both inclusive, of the Keller Subdivision, of record in Book 421, page 86, Register's Office for said County, and described according to a copy of a plan of said Young Heirs' Subdivision made by Harvey Gee, Surveyor, March 20, 1949, as follows:

Beginning at a point in the northerly margin of Huffine Street, the common corner of Lots 16 and 17; thence northerly, with the line between said Lots, 186.6 feet to a point in the south line of the Fowlkes Tract; thence along Fowlkes' line, north 87° 44' west 72 feet; thence southerly 185.5 feet, more or less, to the north margin of Huffine Street; thence with the margin of the same, easterly 72 feet to the beginning.

Being the same property conveyed to Fred D. Caruthers and wife, Solonia Caruthers, by Warranty Deed from Larry Ray Newlon and wife, Donna S. Newlon, dated October 30, 1967, of record in Book 4185, page 736, Register's Office for Davidson County, Tennessee. The said Fred D. Caruthers having since died and subject property being vested in Solonia Caruthers as surviving tenant by the entirety. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Solonia Caruthers, dated March 31, 2014, of record in Instrument No. 20140402-0027501, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being the easterly ½ of Lot No. 40 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for said County, and in Plan Book 1, page 35, Chancery Court at Nashville.

Said part of said lot fronts 25 feet on the southerly side of Humphreys Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Michael D. Chisholm, a married person, by Warranty Deed from Alice M. Hambrick and husband, James A. Hambrick, dated March 18, 1997, of record in Book 10384, page 372, Register's Office for Davidson County, Tennessee. Also being the same property vested in Lee Agency d/b/a Robert Lee by Final Decree Confirming Sale of record in Instrument No. 20021121-0144871, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Robert E. Lee, Jr., by Quitclaim Deed from The Lee Agency, dated February 9, 2006, of record in Instrument No. 20060213-0017128, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert E. Lee, Jr., a married man, joined by wife, Audrey Lee, dated April 17, 2014, of record in Instrument No. 20140422-0033554, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1630 17th Avenue North, Nashville, TN 37208; 1405 Huffine Street, Nashville, TN 37216; and 455 Humphreys Street, Nashville, TN 37203

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.