(1)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150081430 DEEDQC
Recvd: 09/24/15 12:06 3 pgs
Fees:17.00 Taxes:0.00
20150924-0097241

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2015

Notary Public

MY COMMISSION EXPIRES: 11/15/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HV Urban, Partnership	HV Urban, Partnership	see attached exhibit A
(NAME)	(NAME)	
698 Brass Lantern Place	698 Brass Lantern Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hidden Valley Homes, LLC,** hereinafter called the Grantor(s), have quitclaimed unto **HV Urban, Partnership,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units Nos. 1 , 2, 3, 4, 5, 6, 7, 8, 9, 10 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Trust Development, LLC, a Tennessee Limited Liability Company, recorded on January 29, 2015, of record in Instrument No. 20150129-0008414, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) Declaration of Covenants, Conditions, Bylaws and Restrictions of record in Instrument No. 20141002-0091003, said Register's Office. (3) Subject to all matters appearing on the Plan of record in exhibit "b" of Instrument No. 20141002-0091003, may also be subject to all matters appearing on the Plan of record in Book, 21, Page 105, said Register's Office. (4) Restrictive covenants contained in an instrument of record in Book 548, Page 467 and Book 1117, Page 324, said Register's Office. (5) Charter of record in Instrument No. 20141002-0091002, said Register's Office. (6) Property Modifications of record in Instrument No. 20080904-0090909, said Register's Office. (7) Declaration of Restriction and Covenant for Stormwater Facilities and Systems of record in Instrument No. 20141218-0115765, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 612 Monroe Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 17 day of September, 2015.

HIDDEN VALLEY HOMES, LLC

Trina Spangler
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Trina Spangler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Chief Manager of Hidden Valley Homes, LLC and that she as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Chief Manager.

WITNESS my hand and seal this 17 day of September, 2015.

Notary Public ~~J. Trent Lehman~~ Whitney Lehman
My Commission Expires: ~~November 13, 2017~~ 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 10661

Exhibit "A"

Map and Parcel Numbers:

Unit 1: 082090X001.00

Unit 2: 082090X002.00

Unit 3: 082090X003.00

Unit 4: 082090X004.00

Unit 5: 082090X005.00

Unit 6: 082090X006.00

Unit 7: 082090X007.00

Unit 8: 082090X008.00

Unit 9: 082090X009.00

Unit 10: 082090X010.00

Common Area: 082090X900.00