THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2016-0245 Davidson County DEEDQC Recvd: 03/11/16 09:19 2 pgs Fees:12.00 Taxes:0.00 **20160311-0023359** K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 10 day of March 20 16. *Notary Public* *My commission expires:* 7-5-16

Name and Address of New Owner: CML Properties, LLC 5543 Edmonson Pk #140 Nashville, TN 37211	
Send Tax Bills To: Owner	
Street Address of Subject Property: 304 Moss Rose Court Nashville, TN 37216	**Parcel ID:** #07306005100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James P. Neumaier and wife, Holly Neumaier**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **CML Properties, LLC,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more fully described as follows to-wit:

Being Lot No. 3 on the Plan of Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Luster, unmarried, from Bruce L. Roberts and wife, Laura S. Roberts and Sonnie E. Potts and wife, Virginia S. Potts, by warranty deed of record in Book 11335, page 622, conveyance dated January 26, 1999, said Register's Office.

Being the same property conveyed to James P. Neumaier and wife, Holly Neumaier, by warranty deed of David R. Luster of record in Instrument No. 20080110-0003147, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 10th day of March, 2016

James P. Neumaier

Holly Neumaier

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James P. Neumaier and Holly Neumaier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 10th day of March, 2016.

NOTARY PUBLIC

My commission expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC