BILL GARRETT, Davidson County
Trans:T20160032829 DEEDQC
Recvd: 04/21/16 11:58 3 pgs
Fees:17.00 Taxes:0.00
20160421-0038808

THIS INSTRUMENT PREPARED BY:
D. Todd Sholar
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, Tennessee 37066

Address New Owner(s):
Metropolitan Development
and Housing Agency
Attn: James E. Harbison,
Executive Director
701 South Sixth Street
Nashville, TN 37206

Send Tax Bills to:
Grantee is exempt
from taxes (see
T.C.A. §67-4-409(f)(i))

Parcel No:
Parcels: 82-3-10

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **URBAN SOUTH GROUP, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain following described tract or parcel of land located in Davidson County, Tennessee, and the improvements located thereon, if any (hereinafter, the "Property"), to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is property known as 1101 Dickerson Pike, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein. This conveyance is being made subject to that Deed of Trust to Oldham and Dunning, LLC as Trustee for The Farmers Bank duly recorded in Instrument No. 20151002-0100284, Register's Office for Davidson County, Tennessee, dated September 18th, 2016, along with all ancillary recorded documents securing such indebtedness.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 14th day of April, 2016.

URBAN SOUTH GROUP, L.L.C. by:

MATT BURNETT, MEMBER

MARY JESSICA WOODRUM, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named MATTHEW BURNETT AND MARY JESSICA WOODRUM, Members of Urban South Group LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Members of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14 day of April, 2016.

Notary Public

My Commission expires: _____

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR TAX RELATED COUNSEL.

EXHIBIT "A"

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being 3 adjoining tracts or parcels of property situated on the Northeasterly corner of Evanston Avenue and North First Street (or Dickerson Pike) in Nashville, Davidson County, Tennessee, more particularly described as being Lot Nos. 7, 8 and 9, on the plan of Sharpe and Horn's Second Addition, which is of record in Book 161 Page 53, Register's Office for Davidson County, Tennessee, to which record reference is hereby made. Said Lot Nos. 7, 8 and 9 adjoin and front together 160.00 feet on the East side of North First Street and run back between parallel lines, Lot No. 7 running back along the North margin of Evanston (formerly Childers Avenue) Street, 145.00 feet to an alley, and further being shown as Units 1-9 inclusive contained in the Declaration of Covenants, Conditions and Restrictions for First North Townhomes appearing of record in Instrument 20150909-0091653, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee as amended by the First Amendment of the Declaration of Covenants, Conditions and Restrictions for the First North Townhomes, of record in Instrument 20150914-0093197, Register's office for Davidson County, Tennessee, the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration of record in Instrument 20150909-0091653, said Register's Office, as Amended by First Amendment of record in Instrument 20150914-0093197, said Register's Office, the plat filed as Exhibit "A and B" to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit "D", of said First Amendment appearing of record as Instrument No. 20150914-0093197, said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Mountain Investors, LLC and CMB Group, LLC by Warranty Deed from The Farmers Bank, dated June 27, 2014 and filed of record in Instrument No. 20140701-0057648, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Urban South Group, LLC by Quitclaim Deed from Mountain Investors, LLC and CMB Group, LLC dated September 9, 2015 and filed of record in Instrument 20150909-0091503, Register's Office for Davidson County, Tennessee