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

BILL GARRETT, Davidson County
Trans:T20160032829 DEEDQC
Recvd: 04/21/16 11:59 4 pgs
Fees:22.00 Taxes:0.00
20160421-0038809

Address New Owner(s):
URBAN SOUTH GROUP, LLC
P.O. Box 1610
Springfield, Tennessee 37172

Send Tax Bills to:
SAME

Parcel No:
Parcel 82-3-10

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **URBAN SOUTH GROUP, LLC, a Tennessee limited liability company** (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 37207.

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.

By acceptance of this Quitclaim Deed, Grantee, for itself, its successors and assigns, covenants that, as covenants running with the land, (i) Grantee will comply with the terms and requirements of the Redevelopment Plan and the Development Agreement between Grantor and Grantee, dated February 17th, 2016, (ii) Grantee shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental of the Property (or any portion thereof), or in the use or occupancy of the Property or any improvements erected or to be erected thereon, and (iii) until the Metropolitan Housing and Development Agency Tax Increment Revenue Note (1101 Dickerson Pike Project), in the principal amount of $140,000.00, dated _____ (the "TIF Note"), issued by Grantor for the benefit of Avenue Bank, a Tennessee bank (Avenue Bank, and its successors and assigns is referred to herein as the "Lender") has been repaid in full, Grantee shall not take or support any action or contest any assessment or imposition of property taxes on the Property which would interfere with the ability of Grantor to meet its obligations under the TIF Note. Until the TIF Note has been repaid in full,

Grantee hereby agrees not to contest or permit others to contest any prior assessment or imposition at or below the minimum amount required to enable Grantor to meet its tax increment obligations and shall not initiate or permit others to initiate any contest of any future assessment or imposition unless Grantee first obtains Grantor's and Lender's consent in writing. Any request for approval by Grantor or Lender shall set forth the basis of any proposed contest and Grantee's proposed valuation of the Property. All purchasers of the Property (or any portion thereof including residential and commercial condominium units, if any) within the Property and all other successors-in interest to Grantee shall be bound by these covenants, all of which shall run with the land and shall be binding upon Grantee and its successors and assigns, until the indebtedness evidenced by the TIF Note has been paid in full.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 15th day of April, 2016.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee

By: James E. Harbison

James E. Harbison
Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James E. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Agency by himself as Executive Director.

Witness my hand and seal at my office in Nashville, Tennessee, this 15th day of April, 2016.

My Commission Expires: 9-11-2017

V. JEAN MERKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

V. Jean Merkle
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

James E. Hanlin
AFFIANT

Subscribed and sworn to before me this 15th day of April, 2016.

V. Jean Merkle
Notary Public

My Commission Expires: 9-11-2017

V. JEAN MERKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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

Further being the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed from Urban South Group, LLC dated April 14, 2016, and filed of record in Instrument No 20160421-0038808, Register's Office for Davidson County, Tennessee.