QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160091302 DEEDQC
Recvd: 10/17/16 11:14 2 pgs
Fees: 12.00 Taxes: 0.00

20161017-0109386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GREER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CML Properties, LLC (NAME)	**SAME** (NAME)	
5543 Edmondson Pike, #140 (ADDRESS)	(ADDRESS)	**083-01-0-200.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **GRANADA, GP, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J.G. Grissim's Grand Avenue Addition of record in Book 974, Page 35, Register's Office for said County, and designated as "Hackette" property on the Map of Granada Place of record in Plat Book 3106, Page 34, said Register's Office, and described as follows:

Beginning at a concrete monument at the intersection of the Southerly margin of Granada Avenue and the Easterly margin of Granada Court, said monument also being the Northwesterly corner of the Hackette property as shown on the plan of Granada Place, of record in Book 3106, Page 34, said Register's Office; thence with the Easterly margin of said court, South 02 degrees 55' West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, Southwardly 15.0 feet to a concrete monument at the Northwesterly corner of Lot No. 4, Granada Place; thence, with the Northerly line of said lot South 87 degrees 05' East 61.0 feet to a concrete monument in the Westerly line of the Oakmont Development Company Property; thence, with Oakmont's Westerly property line, North 02 degrees 55' East 115.0 feet to a point on the Southerly margin of Granada Avenue; thence, with said margin, Westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to Granada GP, a Tennessee General Partnership by Quitclaim deed from CML Properties LLC, a Tennessee Limited Liability Company, and William Simpson and wife, Patricia Simpson of record in Instrument No. 20110112-0003440 Register's Office for Davidson County, Tennessee, dated December 29, 2010 and recorded on January 12, 2011.

This is
( ) unimproved
(X) improved
property known as **1012 Granada Ave., Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 13 day of October, 2016.

Granada, GP, a Tennessee General Partnership

BY: CML Properties, LLC (Partner)

BY: _____
James Neumaier, Member

BY: _____
Holly P. Neumaier, Member

BY: PLR Properties, LLC (Partner)

BY: _____
William H. Simpson, Member

BY: _____
Patricia Simpson, Member

State of Tennessee
County of Davidson

On this the 13th day of October, 2016, before me personally appeared **James Neumaier and Holly P. Neumaier**, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged themselves to be the Members of CML Properties, LLC, Partner of Granada, GP, the within named bargainor, a partnership, and that they as such Members of CML Properties, LLC, partner of Granada, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 13th day of October, 2016.

_____
Notary
My Commission Expires: 3-6-18

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 13th day of October, 2016, before me personally appeared **William H. Simpson and Patricia Simpson**, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged themselves to be the Members of PLR Properties, LLC, Partner of Granada, GP, the within named bargainor, a partnership, and that they as such Members of PLR Properties, LLC, partner of Granada, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 13th day of October, 2016.

_____
Notary
My Commission Expires: 3-6-18

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212