This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

BILL GARRETT, Davidson County
Trans:T20170000217 DEEDQC
Recvd: 01/03/17 11:30 3 pgs
Fees:17.00 Taxes:0.00
20170103-0000252

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	090-12-0-264.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CROLEY HOMES DEVELOPMENT, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2017 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 28th day of December, 2016.

GRANTOR:

CROLEY HOMES DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Name: Thomas S. Smith
Its: Authorized Representative

STATE OF TN)
)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that Thomas S. Smith, personally known to me to be the Authorized Representative of Croley Homes Development, LLC, a Tennessee limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Representative, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument as such Authorized Representative, and as his free and voluntary act of said company for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

Subscribed and sworn to before me this 28th day of December, 2016.

_____
Notary Public

MARY E. GOFORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My Commission Expires: _____

AFFIDAVIT OF VALUE

I, Chris Rubino, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 30th day of December, 2016.

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 5, 2020

My Commission Expires: 5-5-20

EXHIBIT "A"

Legal Description of the Property

Being the Croley Homes Development, LLC Property as recorded in Instrument Number 20150731-0075723 at the Registers Office Davidson County Tennessee (RODCT), said parcel is generally described as being south of Robertson Avenue, East of and adjacent to Croley Drive, north of Alamo Place and west of Eastboro Drive, said property is more particularly described as follows;

Beginning at a 1" pipe in the east right of way of Croley Drive, said 1" pipe being the southwest corner of the Amal G. and Rita A. Mehta property as recorded in document # 200107180076053 RODCT, said 1" pipe being located South 02°07'30"East 193.11 ft from the centerline intersection of Croley Drive and Robertson Avenue, Thence leaving said east right of way of Croley Drive and with the south boundary line of said Mehta property, South 80°52'31"East 140.50 ft to a point in the west boundary line of the Harold H. Batson property as recorded in Deed Book 5944, Pg. 126 RODCT, said point being located South 01°23'25"W 0.93 ft from an existing 1" pipe, said point also being the southeast corner of said Mehta property, Thence leaving said Mehta property and with the west boundary line of said Batson property, South 08°49'11"West 78.00 feet to a new iron pin, said new iron pin being the southwest corner of said Batson property, Thence with the south boundary line of said Batson property, South 80°52'31"East 184.50 feet to a new iron pin in the west boundary line of the Dorothy Mayes property as recorded in document # 200607280091670 RODCT, said new iron pin being the southeast corner of said Batson property, Thence leaving said Batson property and with said west boundary line of said Mayes property, South 08°49'11"West 82.00 feet to a new iron pin in the north boundary line of the Michaels Real Estate LLC property as recorded in Document # 201602120013654 RODCT, said new iron pin also being the southwest corner of said Mayes property, Thence leaving said Mayes property and with the north boundary line of said Michaels Real Estate LLC property, North 80°52'31"West 325.00 feet to an existing 5/8ths iron pin in the east right of way of Croley Drive, said existing iron pin being the northwest corner of said Michaels Real Estate LLC property, Thence leaving said Michaels Real Estate LLC property and with the east right of way of Croley Drive, North 08°49'11" East 160.00 ft to the point of beginning, containing 37,608.47 sq ft or 0.86 acres more or less. According to a survey by W. Logan McCraw, TN RLS #2887 of DBS & Associates Engineering, dated 10-26-2016. Job number SH27440.

Being part of the same property conveyed to Croley Homes Development, LLC, a Tennessee limited liability company by Warranty Deed from Chong H. Kennedy, an unremarried widow, of record at Instrument No. 20150731-0075723, in the Register's Office of Davidson County, Tennessee.

Address: 630 Croley Street, Nashville, Davidson County, Tennessee

Tax ID: 090-12-0-264.01