Prepared by:
Tennessee Title Services, LLC
112 Center Pointe Dr, Suite A
Clarksville, TN 37040
16-0642CV

BILL GARRETT, Davidson County
Trans:T20170017002 DEEDQC
Recvd: 02/27/17 14:29 2 pgs
Fees:12.00 Taxes:0.00
20170227-0019444

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 8th day of February 2017.

Notary Public
My commission expires: 11-17-2018

TIFFANY B. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Veritas Properties, GP 4117 Hillsboro Pike, Ste 103-177 Nashville, TN 37215	New Owner	107 13 0 145.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Emergent Properties, LLC and Misty Meadows Properties, LLC, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Veritas Properties, GP hereinafter the Grantee(s), all their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee being known as part of Lot 1 on the Map of T. F. Connelly Lands, not of record, and being a part of an unnumbered tract shown on the Map of a survey of four lots made for Roger Smith Construction Company by Z.J. Wilkinson, Surveyor, August 22, 1946, and described from the survey made by Wm. Collier Parrish Associates, November 6, 1957, as follows:

Beginning at an old iron pin in the West margin of Catina Drive which is 229.3 feet South of the monument in the Southwest corner of said Drive and Thompson Place, formerly Honeysuckle Road or Thompson Lane Extension; thence along said Drive South 3° 45' West 106.3 feet to the Northwest corner of Lot No. 35 on the Plan of Miro Meadows; continuing South 3° 45' West along the West line of said lot, 145.7 feet to an iron pin in a fence corner; thence with the wire fence, North 89° 49' West 111.2 feet to an iron pin, thence North 2° 19' East 239.4 feet to an old iron pin which is 228 feet South of the South margin of Thompson Place; thence North 84° 6' East 120 feet to the beginning.

BEING the same property conveyed to Emergent Properties, LLC and Misty Meadows Properties, LLC by Warranty Deed from The Duncan Group, LLC, dated 4/10/14 and recorded 4/16/14 in Instrument No. 20140416-0031661, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1101 Catina Drive, Nashville, TN 37217.

Witness my hand this 8th day of February, 2017.

Emergent Properties, LLC
By: Ryan Derek Arnett
Its: Chief Executive Manager

Misty Meadows Properties, LLC
By: DeeDee Brickner
Its: Administrative Member

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ryan Derek Arnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Manager for Emergent Properties, LLC and that he is authorized by Emergent Properties, LLC to execute this instrument on its behalf as such Chief Executive Manager.

Witness my hand and official seal this 8th day of February, 2017.

Notary Public at Large
My commission expires: 11-17-18

TIFFANY B. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named DeeDee Brickner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrative Member for Misty Meadows Properties, LLC and that she is authorized by Misty Meadows Properties, LLC to execute this instrument on its behalf as such Administrative Member.

Witness my hand and official seal this 8th day of February, 2017.

TIFFANY B. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public at Large
My commission expires: 11-17-2018

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.