THIS INSTRUMENT PREPARED BY:

Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 05/01/17 15:41 5 pgs
Fees:27.00 Taxes:0.00
20170501-0042759

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
CAP HOLDINGS, LLC **201 23rd Avenue North,** **Nashville, Tennessee 37203** Attn: Business Manager	Same
Map & Parcel No. 092 15 0 041.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **FAMILY AND CHILDREN'S SERVICE,** a Tennessee nonprofit corporation ("Grantor") does hereby quitclaim and convey unto **CAP HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved/unimproved property known as 201 23rd Avenue North, Nashville, TN, 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of May, 2017.

FAMILY AND CHILDREN'S SERVICE,
a Tennessee nonprofit corporation

By: Michael McSurdy
Name: MICHAEL MCSURDY
Title: CEO

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared Michael McSurdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the CEO of **FAMILY AND CHILDREN'S SERVICE,** a Tennessee nonprofit corporation, the within named bargainor, and that he/she as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such CEO.

WITNESS my hand, at office, this 27th day of April, 2017.

Sandra Jean Abernathy
NOTARY PUBLIC

My Commission Expires: 7-2-2018

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2017.

Sandra Jean Abernathy
NOTARY PUBLIC

My Commission Expires:

7-2-2018

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Exhibit A

Land in Davidson County, Tennessee, described according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., January 19, 2017, last revised March 13, 2017, as follows: Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the northerly right-of-way line of Brandau Place, 50 feet in the width and with the westerly right-of-way line of Twenty-Third Avenue North, 60 feet in width;

Thence leaving the westerly right-of-way line of Twenty-Third Avenue North, with the northerly right-of-way line of Brandau Place, South 59 deg 07 min 25 sec West, 184.34 feet to an existing pk nail at the intersection with the easterly right-of-way line of an unnumbered alley, 16 feet in width;

Thence leaving the northerly right-of-way line of Brandau Place, with the easterly right-of-way line of said unnumbered alley, North 30 deg 55 min 58 sec West, 113.94 feet to an existing railroad spike, at a corner common with the property of Marlene Eskind Moses, Trustee, as of record in Instrument Number: 20121105-0102002, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said unnumbered alley with the southerly property line of Marlene Eskind Moses, Trustee, North 59 deg 09 min 23 sec East, 184.62 feet to an existing iron rod, in the westerly right-of-way line of Twenty-Third Avenue North;

Thence with the westerly right-of-way line of Twenty-Third Avenue North, South 30 deg 46 min 34 sec East, 113.84 feet to the POINT OF BEGINNING. Containing 21,008 square feet or 0.482 acres more or less.

Being the same property conveyed to Family and Children's Service, Inc., by deed of record in Book 4412, page 284, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Family and Children's Service by deed of record in Book 5256, page 956, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: