BILL GARRETT, Davidson County
Trans:T20170038459 DEEDQC
Recvd: 05/05/17 13:22 2 pgs
Fees:12.00 Taxes:0.00
20170505-0044914

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR 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 LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Urban South Group, LLC (NAME)	SAME AS NEW OWNER (NAME)	82-2-56 82-2-92
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 is hereby acknowledged **CMB Group, LLC,** Grantor, does hereby quitclaim and convey unto **Urban South Group, LLC.,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Tract 1:

Land in Davidson County, Tennessee, located on the east side of North First Street and fronting on said street 213 feet, more or less, and extending easterly approximately 146 more or less to an alley, said property being designated as parcels 57 and 58 on property Map No. 82-2 of Metropolitan, Davidson County, Tennessee, and being the same property conveyed to the Ragland Corporation by Warranty Deed of record in Book 1556, page 261, Register's Office for Davidson County, Tennessee. And further said lots also being described by the records of the Davidson County Tax Assessor as Lots 3, 4, and 5 on the Plan of H.H. Brown Subdivision of record in Plat Book 161, page 23, Register's Office for Davidson County, Tennessee, and Lot 5 and part of 6 on the plan of Sharpe & Horns Second Addition Subdivision of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described tract of land but specifically EXCLUDED therefrom are the following described tract of land:

Excluded parcel 1: Land in Davidson County, Tennessee, being Lot No. 5 of the H.H. Brown Subdivision shown on Plan of record in Plat Book 161, page 23, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert D. Bentley, Sr. et al by deed of record in Instrument No. 20030603-0075212, Register's Office for Davidson County, Tennessee.

Excluded parcel 2: Land in Davidson County, Tennessee, being Lot Nos. 3 & 4 of H.H. Brown Subdivision shown on plan of record in Plat Book 161, page 23, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William M. Colson by deed of record in Instrument No. 20030603-0075207, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee being the northerly 60 feet of Lot No. 6 in the Sharpe & Horn's 2nd Addition to Northeast Nashville, a plan of which is of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 6 fronts 60 feet on the easterly side of North First Street, formerly the Dickerson Pike: and runs back between parallel lines, with southerly margin of Childers Avenue, 146 feet to an alley.

BEING the same property conveyed to CMB Group, LLC from Myers E. Brown, by Deed dated May 16, 2016, as Instrument No. 20160519-0050076, in the Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit correcting grantee of record in Instrument No. 20170228-0019687, said Register's Office.

Witness my hand this 5 day of May, 2017.

CMB Group, LLC

By: _____
Matthew L. Burnett, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Matthew L. Burnett, Chief Manager for CMB Group, LLC, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituents, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of May, 2017.

_____
Notary Public
My Commission Expires: 7-29-2019

LISA GUPTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the _____day of _____, 2017.

_____
Affiant

My commission expires: _____
(Affix Seal)

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
5 Day of May, **2017.**
_____ **Deputy Register**