BILL GARRETT, Davidson County
Trans:T20170073463 DEEDQC
Recvd: 08/23/17 14:56 3 pgs
Fees:17.00 Taxes:0.00
20170823-0086736

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

The Focus Group of Tennessee, LLC

Affiant By: Seth M. Argo

Subscribed and sworn to before me, this the 23rd day of August, 2017.

Notary Public

My Commission Expires: 11-6-17

CODY WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seth Matthew Argo Lindsay C. Argo 958 Battery Lane Nashville, TN 37220	New Owner	132-09-0P-001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged that **The Focus Group of Tennessee, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Seth Matthew Argo and Lindsay C. Argo, Husband and Wife** ("Grantees"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING certain private element unit situated in Davidson County, Tennessee, and further known as **Unit 958**, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for **Homes at Battery Square, a horizontal property regime with private elements**, of record in Instrument No. 20170626-0063881, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Battery Square, a horizontal property regime with private elements,

provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to The Focus Group of Tennessee, a Tennessee limited liability company by Warranty Deed from Kenneth W. Haynes and wife, Carol A. Haynes, dated September 14, 2015, recorded September 16, 2015, of record in Instrument No. 20150916-0093770, Register's Office for Davidson County, Tennessee.

This is improved property located at: **958 Battery Lane, Nashville, Tennessee 37220.**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2017.

THE FOCUS GROUP OF TENNESSEE, LLC,
a Tennessee limited liability company

By: Seth Matthew Argo
Seth Matthew Argo, Manager

By: Lindsay C. Argo
Lindsay C. Argo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Matthew Argo, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of The Focus Group of Tennessee, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Focus Group of Tennessee, LLC, by the said Seth Matthew Argo as its Manager.

Witness my hand and official seal at office, this 23rd day of August, 2017.

CODY WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public
My Commission Expires: 11-6-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lindsay C. Argo, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Member of The Focus Group of Tennessee, LLC, the within named bargainor, a limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Focus Group of Tennessee, LLC, by the said Lindsay C. Argo as its Member.

Witness my hand and official seal at office, this 23rd day of August, 2017.

CODY WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public
My Commission Expires: 11-6-17