THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cobalt Blue Investors, LLC
4308 Ashland City Hwy
Nashville, TN 37218

Send Tax Bill to:
Owner

Map-Parcel Numbers:
092 08 0 352.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 28th day of December, 2017.

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KAMMM Real Estate, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **Cobalt Blue Investors, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1407 Hynes Street, Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of December, 2017.

Bill Garrett Davidson County
Batch# 43684 DEEDQC
01/03/2018 09:23:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180103-0000757

KAMMM Real Estate, LLC

Kevin D. Harris, Member

Danita Adrienne Harris, Member

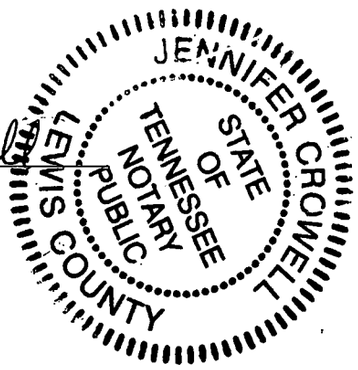
STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kevin D. Harris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **his** oath acknowledged **himself** to be the **Member** of the within named bargainor, a **LLC**, and that **Kevin D. Harris**, as such **Member**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LLC** by the said **Kevin D. Harris** as such **Member.**

Witness my hand and official seal this 28th day of December, 2017.

My Commission Expires:
2/24/18

Jennifer Crowell
Notary Public



STATE OF South Carolina
COUNTY OF Greenville

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Danita Adrienne Harris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **her** oath acknowledged **herself** to be the **Member** of the within named bargainor, a **LLC**, and that **Danita Adrienne Harris**, as such **Member**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LLC** by the said **Danita Adrienne Harris** as such **Member.**

Witness my hand and official seal this 29th day of December, 2017.

My Commission Expires: October 27, 2026

Donna D. C
Notary Public

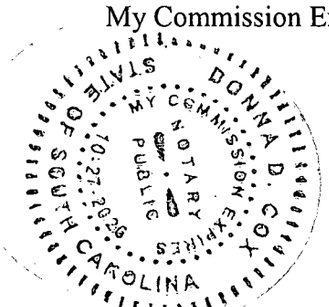


Exhibit A

Property located in Davidson County, Tennessee, being described as part of Lot No. 56 in Hynes Addition to Nashville, a plan which in recorded in Minute Book "B", Page 85, in the Chancery Court at Nashville, Tennessee.

Said part of said Lot No. 56 fronts 40 feet on the south side of Hynes Street and runs back between parallel lines and with the western margin of 20 feet alley about 132 feet to an alley.

Being the same property conveyed to KAMMM Real Estate, LLC by Warranty Deed from Merdan Ibrahim of record in Instrument No. 20140804-0069786, Register's Office for Davidson County, Tennessee.