Davidson County DEEDQC
Recvd: 01/13/15 08:15 8 pgs
Fees:42.00 Taxes:0.00
20150113-0003353

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED OF CONSOLIDATION

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TWO PARCELS INTO ONE PARCEL

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
United Record Pressing, LLC 453 Chestnut Street Nashville, Tennessee 37203 Attention: Chief Financial Officer	Same	133-05-0/260-00 133-05-0/090-00

WHEREAS, by Warranty Deed (the "Vesting Deed") dated May 1, 2014, of record in Instrument No. 20140501-0037023, Register's Office for Davidson County, Tennessee, United Record Pressing, LLC, a Delaware limited liability company, acquired all of the right, title and interest in and to certain real property in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto, and all as more particularly described and set forth in the Vesting Deed (collectively, the "Property");

WHEREAS, on September 16, 1983, Tract I and Tract II of the Property described in the Vesting Deed and on Exhibit A were established as Unit A and Unit B, respectively, of the Allied Drive Industrial Park Condominium under the condominium form of ownership and use in the manner provided under the provisions of "The Horizontal Property Act" (Tennessee Code Annotated Section 66-27-101, et seq., as amended), all pursuant to that certain Master Deed and Bylaws for Allied Industrial Park Condominium (the "Master Deed") dated September 16, 1983, of record in Book 6159, page 203, Register's Office for Davidson County, Tennessee, executed by Clarence Sutherland and wife, Susan C. Sutherland, collectively as the declarant, for themselves, their successors, grantees and assigns;

WHEREAS, by Quitclaim Deed and Termination of Master Deed and Bylaws for Allied Industrial Park Condominium (the "Termination of Master Deed") dated January 9, 2015, of record in Instrument No. 20150112-0003052, Register's Office for Davidson County, Tennessee, United Record Pressing, LLC, pursuant to Tennessee Code Annotated Section 66-27-109 and as the sole owner of both Tract I and Tract II of the Property described in the Vesting Deed and on Exhibit A, waived and terminated the condominium regime to which said Tract I and Tract II were then subject under The Horizontal Property Act (Tennessee Code Annotated Section 66-27-101, et seq., as amended), and quitclaimed and conveyed to United Record Pressing, LLC, and its successors and assigns, all of its right, title and interest in and to the property described on Exhibit B attached hereto, which property represents the principal property that was submitted to the condominium form of ownership pursuant to the Master Deed;

WHEREAS, following the termination of said condominium regime pursuant to the Termination of Master Deed, and as a result of said Termination of Master Deed, the Property now consists of the two parcels of real property more particularly described on Exhibit C attached hereto; and

WHEREAS, United Record Pressing, LLC, as the sole owner of the real property more particularly described on Exhibit C attached hereto, desires to consolidate the two parcels of real property now comprising the Property into one parcel, all as set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **and for the purpose of combining two parcels into one parcel**, **UNITED RECORD PRESSING, LLC**, a Delaware limited liability company (the "Grantor") hereby quitclaims and conveys to **UNITED RECORD PRESSING, LLC**, a Delaware limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit C attached hereto.

This is improved property known as 451, 471 and 481 Allied Drive, Nashville, Tennessee 37211.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument or has caused same to be executed this 9 day of January, 2015.

UNITED RECORD PRESSING, LLC

By: _____
Name: Mark P. Michaels
Title: CEO & Chairman

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark P. Michaels, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO & Chairman of United Record Pressing, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 9th day of January, 2015.

_____
Notary Public

My Commission Expires:
May 9, 2018

"OFFICIAL SEAL"
Mary R. Putney
Notary Public, State of Illinois
My Commission Expires May 9, 2018

STATE OF Illinois)

COUNTY OF Cook)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 9th day of January, 2015.

Notary Public

My Commission Expires:

May 9, 2018

"OFFICIAL SEAL"
Mary R. Putney
Notary Public, State of Illinois
My Commission Expires May 9, 2018

Exhibit A

Tract I:

Land in Davidson County, Tennessee, being Unit A of the Allied Industrial Park Condominium, being of record in Book 6159, Page 203, Register's Office for Davidson County, Tennessee, together with the common elements and limited common elements appurtenant to said Unit A.

Tract II:

Land in Davidson County, Tennessee, being Unit B of the Allied Industrial Park Condominium, being of record in Book 6159, Page 203, Register's Office for Davidson County, Tennessee, together with the common elements and limited common elements appurtenant to said Unit B.

Tract III:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Resubdivision of Lot 9, Section Two, Allied Industrial Park of record in Book 5800, Page 194, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to United Record Pressing, LLC by Warranty Deed of record in Instrument No. 20140501-0037023, Register's Office for Davidson County, Tennessee.

Exhibit B

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the plat of Rebsubdivision of Lot 9, Section Two, Allied Industrial Park of record in Book 5800, page 194, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to United Record Pressing, LLC by Quitclaim Deed and Termination of Master Deed and Bylaws for Allied Industrial Park Condominium of record in Instrument No. 20150112-0003052, Register's Office for Davidson County, Tennessee.

Exhibit C

Tract I (Map/Parcel Number: 133-05-0/260-00):

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the plat of Rebsubdivision of Lot 9, Section Two, Allied Industrial Park of record in Book 5800, page 194, Register's Office for Davidson County, Tennessee.

Tract II (Map/Parcel Number: 133-05-0/090-00):

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Resubdivision of Lot 9, Section Two, Allied Industrial Park of record in Book 5800, Page 194, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to United Record Pressing, LLC by Warranty Deed of record in Instrument No. 20140501-0037023, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed and Termination of Master Deed and Bylaws for Allied Industrial Park Condominium of record in Instrument No. 20150112-0003052, said Register's Office.

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

