Davidson County DEEDQC
Recvd: 08/05/15 10:44 3 pgs
Fees:17.00 Taxes:0.00
20150805-0077798

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE TWO (2) CONTIGUOUS TAX PARCELS INTO ONE (1) SINGLE TAX PARCEL.

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 04 day of August, 2015. Notary Public My Commission Expires:

NORMESHA WHEELER-MALONE
MY COMMISSION # FF 216692
EXPIRES: April 2, 2019
Bonded Thru Notary Public Underwriters

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Tax Information:
Eugenia Sounds, LLC 2314 Eugenia Avenue Nashville, TN 37211	New Owner	Map and Parcel Nos.: **118 08 0 015.00** and **118 08 0 016.00**

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Eugenia Sounds LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Eugenia Sounds LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract or parcel of land in Nashville, Davidson County, Tennessee, being Lots 60 and 61 on the plan of Grandview Heights, of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, and being described more particularly according to a survey dated October 20, 2014, by Philip B. Taylor, T.R.L.S. No. 1459, as follows:

Beginning at an iron pin with cap set on the northeasterly margin of Eugenia Avenue, said iron pin being 200 feet, more or less, from the intersection of Eugenia Avenue and Melrose Avenue, and being the southerly corner of Lot 61, Grandview Estates; Thence with the right of way of Eugenia Avenue N 46° 00' 13" W 99.57 feet to an old concrete monument, being the westerly corner of Lot 60, Grandview Heights; Thence with the northwesterly line of Lot 60, N 44° 26' 03" E 150.61 feet to an iron pin with cap set in the southwesterly margin of a 15 foot alley; Thence with the southwesterly right of way of said alley S 45°

56' 53" E 100.05 feet to a ½" rebar, being the easterly corner of Lot 61, Grandview Heights; Thence with the southeasterly line of Lot 61 S 44° 37' 00" W 150.52 feet to the point of beginning.

Being the same property conveyed to Eugenia Sounds, LLC, a Tennessee limited liability company, by Warranty Deed dated November 19, 2014, from Benjamin L. Waller, of record in Instrument No. 20141124-0108020, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 and 2316 Eugenia Avenue, Nashville, Davidson County, Tennessee, 37211.

The purpose of this Quitclaim Deed of Consolidation is to consolidate two (2) contiguous tax parcels into one (1) tax parcel.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2015.

EUGENIA SOUNDS LLC
a Tennessee limited liability company

By: _____
Robert M. Ford, its Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert M. Ford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of Eugenia Sounds LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 4th day of August, 2015.

NORMESHA WHEELER-MALONE
MY COMMISSION # FF 216692
EXPIRES: April 2, 2019
Bonded Thru Notary Public Underwriters

_____
Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS MADE. THE LEGAL DESCRIPTION SET FORTH HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD.

True Copy Certification

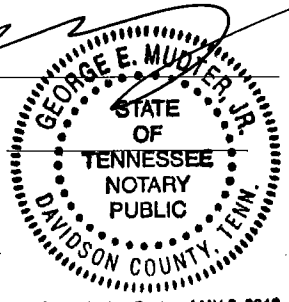
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016