STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 (ZERO)
Jay Fulmer, Affiant
Subscribed and sworn before me this the
10 Day of AUGUST, 2015.
, Deputy Register

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Engineering, LLC
2612 Sunset Pl
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20150066277 DEEDQC
Recvd: 08/10/15 13:44 3 pgs
Fees:17.00 Taxes:0.00
20150810-0079707

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
311 Forge, LLC 1508 Elm Hill Pike, Ste 100 Nashville, TN 37210	NEW OWNER	Tax Map: 82-13 Parcels: 304.00, 305.00, 306.00, 307.00, 309.00 and 310.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, 311 Forge, LLC, by these presents do hereby quitclaim and convey unto 311 Forge, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land situated at the southeast corner of the intersection of Jefferson Street (right-of-width varies) and 4th Avenue North (right-of-way varies), in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of- way margin of said Jefferson Street (as widened) and the easterly right-of-way margin of said 4th Avenue North (as widened) and proceeding as follows:

1. Thence, with said southerly right of way margin of Jefferson Street, as widened, North 73°13'33" East, a distance of 160.44 feet to a capped 5/8" iron rod (new) on the westerly right-of-way margin of Alley No. 201 (unimproved);
2. Thence, with the westerly margin of said Alley No. 201, South 27°21'37" East, a distance of 181.24 feet to a capped 5/8" iron rod (new) at the northeasterly property corner of the land deeded to Thomas R. Scales, et ux, by deed recorded in Book 4194, page 60, Register's Office of Davidson County (R.O.D.C.), Tennessee;
3. Thence, with the north line of said Scales, South 62°50'57" West, a distance of 164.35 feet to a point on the east right-of-way margin of said 4th Avenue North, as widened;

4. Thence, with said easterly right-of-way margin, as widened, North 27°26'31" West, a distance of 82.26 feet to a point 5.46 feet northeast of the southwesterly property corner of the land deeded to Constance Shelton Davie by deed recorded in Instrument No. 20100720-0056781, R.O.D.C., Tennessee;
Thence, with the property lines of said Davie the following three calls:
5. North 63°03'00" East, a distance of 74.54 feet to a capped 5/8" iron rod (new);
6. North 27°17'46" West, a distance of 27.00 feet to a capped 5/8" iron rod (new);
7. South 63°03'00" West, a distance of 74.61 feet to a point on the easterly right- of- way margin of said 4th Avenue North, as widened;
Thence, with said easterly right- of- way margin, as widened for the next 3 calls:
8. North 27°26'31" West, a distance of 76.68 feet to a point;
9. Thence, North 20°04'08" West, a distance of 20.00 feet to a point;
10. Thence, with a curve concave to the southeast for an arc length of 6.63 feet, having a radius of 5.00 feet, a central angle of 75°57'36" and a chord bearing and distance of North 17°54'41" East, 6.15 feet to the POINT OF BEGINNING,
CONTAINING 30,234 Square Feet, or 0.69 of an Acre, more or less.

Being the same property deeded to 311 Forge, LLC, from Metropolitan Development and Housing Agency by deed recorded in Instrument No. 20140307-0019441, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to 311 Forge, LLC, by deed of record as Instrument No. 20140307-0019441, RODC, and as shown in the attached Exhibit of 311 Forge LLC Property dated 7-21-2015.

Witness my hand and seal on this the 5th day of August, 2015.

311 Forge, LLC

By: _____
Ronnie Wenzler - President

MARCY L. COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

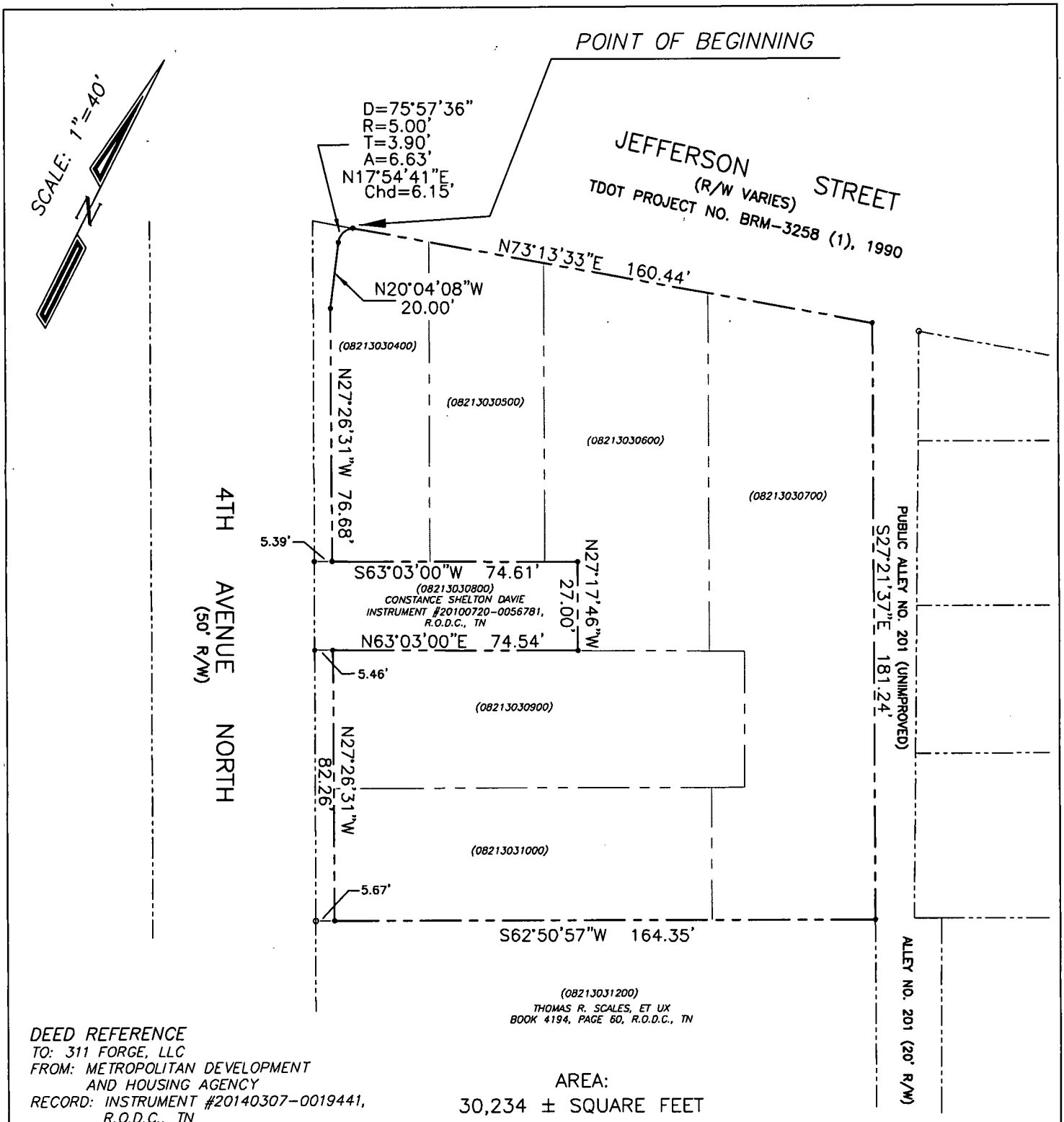
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State Davidson | Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2015.

_____
Notary Public

My commission expires: May 6, 2019



DEED REFERENCE
TO: 311 FORGE, LLC
FROM: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
RECORD: INSTRUMENT #20140307-0019441, R.O.D.C., TN

PROPERTY MAP REFERENCE
DAVIDSON COUNTY PARCEL ID 0821303400

AREA:
30,234 ± SQUARE FEET
OR 0.69 ± ACRES

NOTES:
1. THIS IS NOT A GENERAL PROPERTY SURVEY AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

2. BEARING BASIS IS THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.

CRAWFORD & CUMMINGS, P.C.
1929 21st. AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: alan@ccsurveyors.net

EXHIBIT OF 311 FORGE, LLC PROPERTY

19TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: 7-21-2015

(Z) CARLSON PROJECTS\2013\13-085 (AGW ACQUISITIONS)\EXHIBIT TAKE LINES.DWG