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PREPARED BY:
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Nashville, Tennessee 37201

SCRIVENER'S AFFIDAVIT

The intent of this document is to combine/merge the three parcels described below (**Parcel 10402022600**, Quitclaim Deed recorded in Instrument No. 20150717-0070090 R.O.D.C.; **Parcel 10402022700**, Quitclaim Deed recorded in Instrument No. 20150717-0070092 R.O.D.C.; and **Parcel 1402022900**, Quitclaim Deed recorded in Instrument No. 20150717-0070091 R.O.D.C.) into one tax map parcel with **Parcel 10402022500**, Quitclaim Deed recorded in Instrument No. 20141204-0111397 R.O.D.C.

Parcel 10402022600

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to LLU Opus 31, LLC, of record in Instrument No. 20141204-0111399, R.O.D.C., also being all of Lot No. 15 and a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, page 110, R.O.D.C., and being more particularly described as follows:

BEGINNING at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way Burch Avenue;

THENCE, with said 31st Avenue North N 03° 58' 26" E, 131.73 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15;

THENCE, with said line S 31° 05' 58" E, 107.20 feet to said northerly right-of-way of said Burch Avenue;

THENCE, with said Burch Avenue S 58° 26' 14" W, 75.70 feet to the POINT OF BEGINNING;

Containing 4,057 square feet or 0.09 of an acre, more or less.

Being the same property conveyed to 310 31st Avenue Investors, LLC, of record in Instrument No. 20141023-0097761, R.O.D.C.

This conveyance is subject to such restrictions, encumbrances, and limitations as may affect the premises.

This is improved property commonly known as 2912 Burch Avenue, Nashville, Tennessee, 37203.

Parcel 10402022700

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to LLU Opus 31, LLC, a Tennessee limited liability company, from Dwayne L. Hooper, unmarried, of record as Instrument No. 20141209-0112731, and being a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, Page 110, R.O.D.C. , and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 15 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, and being S 58° 26' 14" W, 100.00 feet from the intersection of northwesterly right-of-way line of Burch Avenue on the northeasterly right-of-way of Alley No. 719;

THENCE with Burch Avenue S 58° 26' 14" W, 37.00 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15

THENCE with said line N 31° 05' 58" W, 107.20 feet to easterly right-of-way of 31st Avenue North;

THENCE with said 31st Avenue N 03° 58' 26" E, 53.60 feet to the southeasterly right-of-way of Alley No. 701.5;

THENCE with said Alley No. 701.5, N 58° 36' 34" E, 6.20 feet to the northwesterly corner of said Lot 15;

THENCE with the southwesterly line of said Lot 15, S 31° 05' 58" E, 150.80 feet the POINT OF BEGINNING;

Containing 4,908 square feet or 0.11 of an acre, more or less.

Being the same property conveyed to Dwayne L. Hooper, unmarried, by deed from Juliette H. Duzak, married of record in Book 10091, Page 749, R.O.D.C.

This conveyance is subject to such restrictions, encumbrances, and limitations as may affect the premises.

This is improved property commonly known as 2910 Burch Avenue, Nashville, Tennessee, 37203.

Parcel 10402022900

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to LLU Opus 31, LLC, from Bristol Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20141218-0116117, R.O.D.C., also being Lot Nos. 11 and 13 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, Page 110, R.O.D.C. and being more particularly described as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of Burch Avenue on the northeasterly right-of-way of Alley No. 719;

THENCE with Burch Avenue S 58° 26' 14" W, 100.00 feet to the southeast corner of Lot 14 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract;

THENCE with said Lot 14, N 31° 05' 58" W, 150.80 feet to the southeasterly right-of-way of Alley No. 701.5;

THENCE with said Alley No. 701.5, N. 58° 36' 34" E, 100.00 feet to the southwesterly right-of-way of Alley No. 719;

THENCE with said Alley No. 719, S 31° 05' 58" E, 150.50 feet to the POINT OF BEGINNING;

Containing 15,065 square feet or 0.35 of an acre, more or less.

Being the same property conveyed to Bristol Development Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Cynthia C. Richter, Trustee of The Richter Revocable Family Trust of record as Instrument No. 20141218-0116114, R.O.D.C.

This conveyance is subject to such restrictions, encumbrances, and limitations as may affect the premises.

This is improved property commonly known as 2906 Burch Avenue, Nashville, Tennessee, 37203.

THE INTENT OF THIS INSTRUMENT IS TO CONSOLIDATE THE THREE ABOVE-DESCRIBED PARCELS WITH PARCEL 10402022500, DESCRIBED BELOW.

Parcel 10402022500

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to LLU Opus 31, LLC, a Tennessee limited liability company (Grantee), by 310 31st Avenue Investors, LLC, a Tennessee limited liability company (Grantor), of record as Instrument No. 20141204-0111397, R.O.D.C., also being Lot 12 on the map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C. Being generally located north of Burch Avenue on the east side of 31st Avenue North and being more particularly described as follows:

BEGINNING at an existing iron pin at intersection of the easterly right-o-way line of 31st Avenue North on the northerly right-of-way of Alley No 701.5;

THENCE, with said easterly right-of-way line of 31st Avenue North, N 3° 58'21" E, 166.42 feet to an iron rod (old) on the westerly line of Alley No. 719;

THENCE with the westerly line of Alley No. 719, S 31° 05'58" E, 135.72 feet to an iron rod (old) on the northerly line of said Alley No. 701.5;

THENCE, with said northerly line of Alley No. 701.5, S 58° 36'34" W, 95.63 feet to the POINT OF BEGINNING;

Containing 6,489 square feet or 0.15 of an acre, more or less.

This is improved property commonly known as 310 31st Avenue North, Nashville, Tennessee, 37203.

Witness my hand and seal on this 21st day of September 2015.

JEFFREY J. CUNDIFF

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jeffrey J. Cundiff, the within named 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.

Witness my hand, at office, this 21st day of September 2015.

DIANNE M. MCDERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: January 9, 2016