BILL GARRETT, Davidson County
Trans:T20160027961 DEEDQC
Recvd: 04/06/16 12:35 5 pgs
Fees:27.00 Taxes:0.00
20160406-0032989

*** The purpose of this instrument is the consolidation of four (4) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

STATE OF Minnesota)

COUNTY OF Hennepin)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 24th day of March, 2016.

Notary Public

My Commission Expires: 01 / 31 / 2020

BARBARA J NYSTROM
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2020

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
14th Avenue North, LLC 807 Broadway Street NE Suite 185 Minneapolis, MN 55413	[SAME]	09204031800 09204031900 09204032000 09204032100

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **14th Avenue North, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **14th Avenue North, LLC**, a Tennessee limited liability company ("Grantee"), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to certain

real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in DAVIDSON County, Tennessee, being Lots No. 5 and 6 on the Plan of Carter, Burge and Herriford's Subdivision of Lot 145 McNairy's Mansion House Tract of record in Plat Book 1, Page 47, Chancery Court at Nashville, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

AND

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 2, 3, 4 and part of Lot 1 of the Barge Carter & Hereford Lots, as of record in Plan Book 1, Page 47, at the Chancery Court of Nashville and Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of CSX Transportation Railroad and the westerly right-of-way line of 14th Avenue North, 49.5 feet in width;

Thence leaving the westerly right-of-way line of 14th Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 60 deg 04 min 37 sec West, 100.00 feet to an iron rod set;

Thence South 29 deg 59 min 53 sec East, 20.10 feet to an existing iron rod;

Thence South 60 deg 04 min 37 sec West, 300.00 feet to an existing iron rod, at a corner common with the property of Victor C. Smith, Jr. & Alberta S. Smith, as of record in Deed Book 9653, Page 685, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly property line of Victor C. Smith, Jr. & Alberta S. Smith, North 29 deg 59 min 53 sec West, 199.40 feet to an iron rod set in the southerly property line of Robert L. Link, as of record in Deed Book 7490, Page 553, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert L. Link, North 60 deg 04 min 37 sec East, 400.00 feet to an iron rod set in the westerly right-of-way line of 14th Avenue North;

Thence with the westerly right-of-way line of 14th Avenue North, South 29 deg 59 min 53 sec East, 179.30 feet to the POINT OF BEGINNING. Containing 77,750 square feet or 1.785 acres more or less.

All being the same property conveyed to 14th Avenue North, LLC by deed from 14th Avenue North, LLC of record in the Register's Office for Davidson County, Tennessee, at Instrument Number 20151028-0109710.

The property that is the subject of this Quit Claim Deed of Consolidation is also described and further shown on **Exhibit A** attached hereto and incorporated herein.

Presently, these properties are commonly known as (i) 806 16th Ave, N., (ii) 0 14th Ave. N., (iii) 805 14th Ave., N., and (iv) 0 14th Ave. N., Nashville, TN 37203.

THE PURPOSE OF THIS QUIT CLAIM DEED OF CONSOLIDATION is to consolidate four (4) contiguous parcels in to one (1) 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.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed of Consolidation to be executed as of the 24 day of March, 2016.

GRANTOR:

14TH AVENUE NORTH, LLC,
A Tennessee Limited Liability Company

By: _____

Print Name: Reed Lewis

Its: CEO

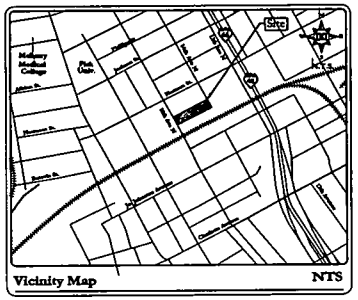
STATE OF Minnesota)
)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reed Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO of **14TH Avenue North, LLC, a Tennessee Limited Liability Company** (the "Company"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as such Officer.

Witness my hand and seal the 24 day of March, 2016.

BARBARA J NYSTROM
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2020

EXHIBIT A



LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)
M.N.(F)	MAG-NAIL (FOUND)
I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
F.F.E.	FINISHED FLOOR ELEVATION
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	(1)
PARCEL NUMBER	(320)
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	OH
WATER LINE	W
SANITARY LINE	SA
GAS LINE	G
PLAT BEARING/DISTANCE	
CONCRETE	

GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-.20 FOR A CLASSIFY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
4. THE SUBJECT PARCEL'S NORTH WEST CORNER IS 431'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF 16TH AVENUE NORTH AND HERMAN STREET.
5. THE SUBJECT PARCEL CONTAINS 117,625.315 SQUARE FEET OR 2.700 ACRES OF LAND.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED IR (INDUSTRIAL, RESTRICTIVE) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING PARCEL REPORT.
7. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0021E F, EFFECTIVELY DATED APRIL 20, 2001.
8. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
9. THE ADDRESS OF THE SUBJECT PROPERTY IS 808 16TH AVENUE NORTH & 805 14TH AVENUE NORTH, NASHVILLE TN 37203.
10. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
11. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.

TAX MAP REFERENCE

BEING PARCELS 318, 319, 320 & 321 ON TAX MAP 92-04

DEED REFERENCE

TO: 14TH AVENUE NORTH, LLC
RECORD: INSTRUMENT NO. 20131029-0108710, R.O.D.C., TENNESSEE

PLAT REFERENCE

LOT 1-6 OF THE CARTER, BURGE AND HERRIFORD'S SUBDIVISION
RECORD: PLAT BOOK 1, PAGE 47, CHANCERY COURT OF NASHVILLE & DAVIDSON COUNTY, TN

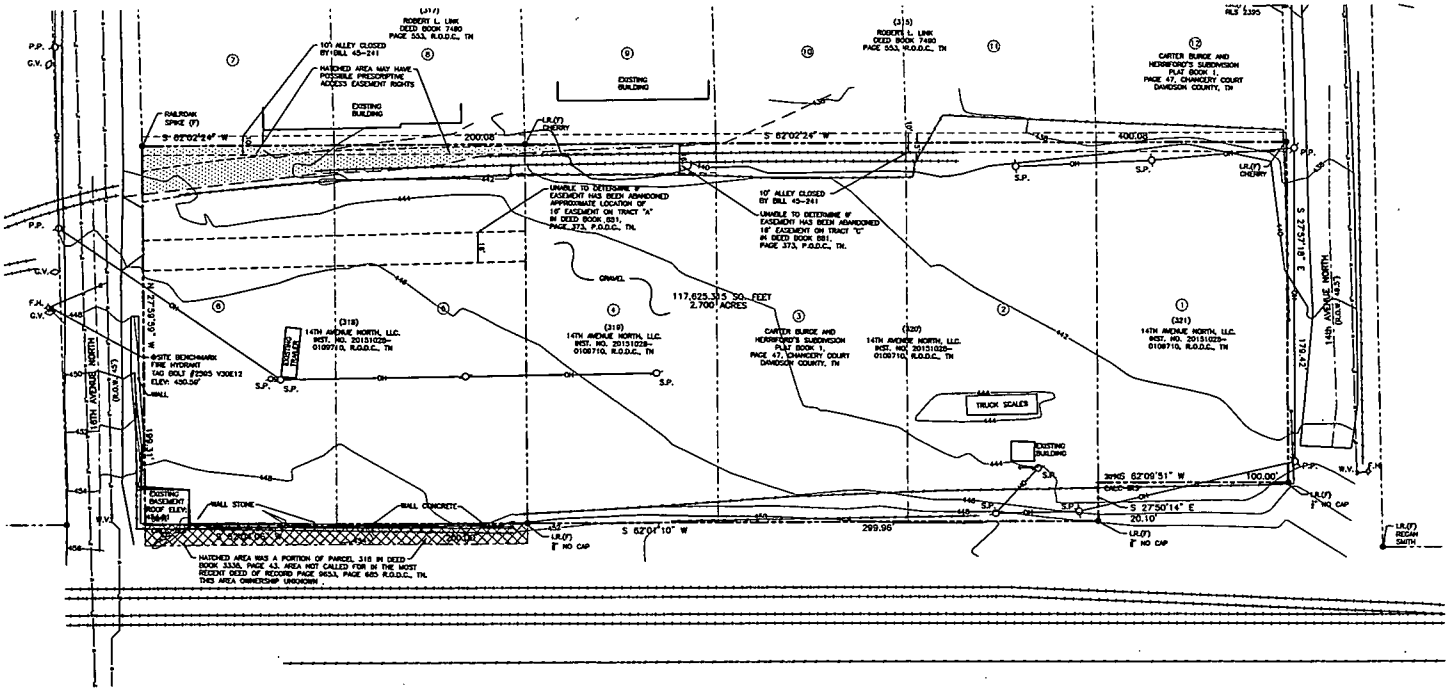
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.

STEVEN C. MATHEWS
REGISTERED LAND SURVEYOR
No. 2353
STATE OF TENNESSEE

4/6/2016
DATE

STEVEN C. MATHEWS TN. RLS #2353



Boundary & Topographic Survey

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG

REVISIONS:
Rev: October 13, 2015
Rev: April 6, 2016

DATE: September 9, 2015

806 16TH AVENUE NORTH & 805 14TH AVENUE NORTH

BEING PARCEL 318, 319, 320 & 321 ON TAX MAP 92-04

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #15123
SHEET NUMBER:
2
2 OF 2