Davidson County DEEDQC
Recvd: 08/08/16 13:45 7 pgs
Fees:37.00 Taxes:0.00
20160808-0082252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No.
081-08-0-508.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 8th. Day of August, 2016.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
AMMAR, LLC	**"OWNER"**
c/o Martha Butterfield, Secretary/Treasurer	
(Name)	(Name)
105 Heather Way	
(Street Address)	(Street Address)
Brentwood, TN 37027	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE PARCELS INTO A SINGLE PARCEL,ESTABLISHING THE STREET ADDRESS FOR THE COMBINED PARCEL AND VESTING TITLE IN A SINGLE ENTITY

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Martha Butterfield and husband, Randall Haley** and **Crown Industries, LLC, a Tennessee Limited Liability Company,** hereinafter called the "**Grantors**", do hereby quitclaim and convey, **for the purpose of combining separate parcels into one parcel, establishing the street address for the combined parcel and vesting title into a single entity** , all of their right, title and interest to, **AMMAR, LLC, a Tennessee Limited Liability Company,** hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

Current Separate Legal Descriptions

Tract 1:

Land in Davidson County, Tennessee being the southerly part of the Lot No. 279 on the Plan of North Nashville Real Estate Company's Lots, as of record in Book 21, Page 105, Register's Office for Davidson County described as follows:

Beginning on the easterly margin of 9th Avenue North, formerly Buena Vista Avenue, at a point 118 feet 9 inches South of the southerly margin of Buchanan Street, said point being the southwest corner of the property conveyed to Clara A. Marsh by deed from William G. Marsh, et. al., of record in Book 564, page 15, said register's Office; thence with the southerly line eastwardly 160 feet to the westerly margin of an alley; thence with said alley southwardly 37 feet, more or less, to the corner of Lots No. 279 and 281; thence with the line between said two lots westwardly 160 feet to the easterly margin of 9th Avenue North; thence with said avenue northwardly 37 feet, more or less to the beginning.

Included in the above description, but excluded from this conveyance is that tract of land conveyed to the State of Tennessee in Book 4184, Page 747, and described as follows:

Parcel #1

Beginning at a point on the westerly margin of an alley, said point being the common corner of Lots Nos. 279 and 281 on the plan of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence along the common line between said lots 279 and 281, S 42 degrees 38' 45" W 19.53 feet to a point ;thence N 18 degrees 27' 33" E 21.38 feet to a point on the aforesaid alley; thence along the westerly margin of said alley and the easterly margin of said Lot 279, S 47 degrees 32' 28" E 8.76 feet to the point of beginning, containing 86 square feet.

And more fully described according to an ALTA/ACSM Land Title Survey by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347, dated January 4, 2016, as follows:

Being a tract or parcel of land in Nashville, Davidson County, Tennessee and being a part of Lot No. 279 on the Plan of North Nashville Real Estate Company's Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee ("RODC"), and being more fully described according to an ALTA/ACSM Land Title Survey by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347, dated January 4, 2016, as follows:

Beginning at an iron rod (new) in the northerly right-of-way of Garfield Street (formerly Buchanan Street, a 62 foot right-of-way) being the southeasterly corner of the James E. Brown property (Instrument No. 20000217-0016168 RODC), said rod also having Tennessee State Plane Coordinates (NAD 83) of Northing 673353.18, Easting 1732113.08;

Thence, leaving said right-of-way and with the southeasterly line of said Brown property, North 42 degrees 38 minutes 45 seconds East for a distance of 94.18 feet to an iron rod (new) in the southwesterly margin of a 15 foot wide alley (Book 21, Page 105 RODC), said pin being the most easterly corner of said Brown property, said rod also having Tennessee State Plane Coordinates of Northing 673422.45, Easting 1732176.88;

Thence, leaving said Brown property and with the southwesterly margin of said Alley, South 47 degrees 32 minutes 38 seconds East for a distance of 28.24 feet to an iron rod (new) on the westerly right-of-way of I-65, said rod having Tennessee State Plane coordinates of Northing 673403.39, Easting 1732197.72;

Thence, leaving the southwesterly margin of said Alley and with the westerly right-of-way of said I-

Land Surveyor No. 2585, dated July 27, 2016, as follow:

Beginning at an iron rod (new) in the northerly right-of-way of Garfield Street (a 62 foot right-of-way), said rod being the southwesterly corner of the Metro Government BT property (DB-00005413 0000478), said rod also having Tennessee State Plane Coordinates (NAD 83) of Northing 673339.09, Easting 1732150.40;
Thence, leaving said Metro property and with the northerly right-of-way of said Garfield Street, North 69 degrees 18 minutes 52 minutes west, passing an iron rod (new) at 39.89 feet, for a total distance of 49.88 feet to an iron rod (new);
Thence, continuing with said right-of-way, on a curve to the left, having a radius of 603.96, and arc length of 79.96, a delta angle of 7 degrees 35 minutes 07 seconds, and being subtended by a chord bearing and distance of North 73 degrees 06 minutes 22 seconds West 79.90 feet to an iron rod (new);
Thence, continuing with said Garfield right-of-way transitioning into the southeasterly right-of-way of said Buchanan Street (a 50 foot right-of-way), on a curve to the right, having a radius of 15.00 feet, an arc length of 36.34 feet, a delta angle of 138 degrees 47 minutes 24 seconds and being subtended by a chord bearing and distance of North 7 degrees 30 minutes 39 seconds West 28.08 feet to an iron rod (new);
Thence, with the southeasterly right-of-way of said Buchanan Street, North 61 degrees 52 minutes 38 seconds East for a distance of 121.19 feet to an iron rod (new) in the southwesterly right of way of an alley (15 foot right-of-way), said rod having Tennessee State Plane Coordinates (NAD 83) of Northing 673464.89, Easting 1732130.49;
Thence, leaving the southeasterly right-of-way of said Buchanan Street and with the southwesterly right-of-way of said alley, South 47 degrees 32 minutes 38 seconds East, passing an iron rod (new) at 62.87 feet for a total distance of 91.11 feet to an iron rod (new) in the westerly right-of-way of Interstate 65;
Thence, leaving said alley and with the westerly right-of-way of said Interstate 65, South 18 degrees 27 minutes 38 seconds West for a distance of 21.38 feet to an iron rod (new), said rod being the north corner of said Metro property;
Thence, leaving said right-of-way and with the northwesterly line of said Metro property, South 42 degrees 38 minutes 45 seconds West for a distance of 59.85 feet to the beginning, containing 12,805 square feet or 0.294 acres, more or less. All iron rods noted are ½" capped rebar marked "Elliott Survey".

Being the same property conveyed to Martha Butterfield, unmarried & Randall Haley, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Judy A. Rich, a married woman, of record in Instrument No. 20160108-0002143, Register's Office for Davidson County, Tennessee, the said Martha Butterfield and Randall Haley having since married, and Crown Industries, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wohali Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160608-0058092, in said Register's Office.

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Combined Property Address: 920 Garfield Street, Nashville, Tennessee 37208
Combined Map & Parcel No.: 081-08-0-508.00

65, South 18 degrees 27 minutes 38 seconds West for a distance of 21.38 feet to an iron rod (new), being the most northerly corner of the Metro Government BT property (Book 5413, Page 478 RODC) and having Tennessee State Plane coordinates of Northing 673383.11, Easting 1732190.94; Thence, leaving the westerly right-of-way of said I-65 and with the northwesterly line of said Metro property, South 42 degrees 38 minutes 45 seconds West for a distance of 59.85 feet to an iron rod (new) in the northerly right-of-way of said Garfield Street, said rod being the most westerly corner of said Metro property, said rod also having Tennessee State Plane Coordinates of Northing 673339.09, Easting 1732150.40;
Thence, leaving said Metro property and with the northerly right-of-way of said Garfield Street, North 69 degrees 18 minutes 52 seconds West, for a distance of 39.89 feet to the point of beginning.

Being the same property conveyed to Martha Butterfield, unmarried & Randall Haley, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Judy A. Rich, a married woman, of record in Instrument No. 20160108-0002143, Register's Office for Davidson County, Tennessee, the said Martha Butterfield and Randall Haley having since married.
Property Address: 920 Garfield Street, Nashville, Tennessee 37208
Map & Parcel No.: 081-08-0-508.00

Tract 2:

LAND in Davidson County, Tennessee being Lot No. 278 and the northerly part of Lot No. 279 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said tract of land begins at the southeast corner of Buena Vista Street now Ninth Avenue North and Carroll, now Buchanan Street; running thence southwardly with the easterly side of Ninth Avenue, North, one hundred eighteen and three fourths (118-3/4) feet; thence eastwardly one hundred and sixty (160) feet to the westerly margin of an alley; thence northwardly sixty-three and seven tenths (63.7) feet to the southerly margin of Buchanan Street; thence westwardly with the southerly margin of Buchanan Street one hundred and sixty-nine and eight tenths (169.8 feet), more or less to the BEGINNING.

Being the same property conveyed to Crown Industries, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wohali Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160608-0058092, Register's Office for Davidson County, Tennessee.
Property Address: 1718 9th. Avenue N., Nashville, Tennessee 37208
Map & Parcel No.: 081-08-0-311.00

Combined Legal Description

A tract of land lying in the 21st Council District of Davidson County, Tennessee, being generally located north of and adjacent to Garfield Street (also known as Buchanan Street), southeast and adjacent to Buchanan Street and west of and adjacent to Interstate 65 and being more particularly described from the ALTA/NSPS Land Title Survey Chris A. Vandegrift, Tennessee Registered

This conveyance is subject to a slope easement of record in Book 4184, Page 747, Register's Office for Davidson County, Tennessee and any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 8th. Day of August, 2016.

Martha Butterfield

Randall Haley

Crown Industries, LLC,
a Tennessee Limited Liability Company

By:
Jeremy Thompson,
Owner and Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Butterfield and husband, Randall Haley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon each of their respective oaths, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th. Day of August, 2016.

Notary Public

My commission expires: 7/2/2018

PUBLIC R. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jeremy Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the owner and sole member of **Crown Industries, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he, as said owner and sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee Limited Liability Company by himself as, owner and sole member.

Witness my hand and official seal at Nashville, Tennessee, this 8th. Day of August, 2016.

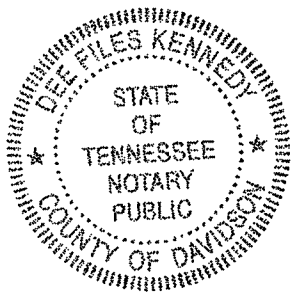
Notary Public

My Commission Expires: 7/2/2018

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Peter Weiss, do make oath that I am a licensed attorney and/or 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.

Peter Weiss



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

Notary Public