Davidson County DEEDQC
Recvd: 08/16/16 12:15 8 pgs
Fees:42.00 Taxes:0.00
20160816-0085344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No. 105-03-0-038.00

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

Affiant

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Notary Public

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:
The Grandview Eight, LLC	**"OWNER"**
(Name)	(Name)
7175 Nolensville Road	
(Street Address)	(Street Address)
Nolensville, TN 37135	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE PARCELS INTO A SINGLE 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, **The Grandview Eight, LLC, a Tennessee Limited Liability Company** (as successor by Certificate of Conversion to The Grandview Eight, G.P., a Tennessee General Partnership a/k/a Grandview Eight, GP, of record in Instrument No. 20141226-0117686, Registers Office for Davidson County, Tennessee); **Yazdian Construction Company, a Tennessee General Partnership; Siroos Yazdian; Sam Yazdian; and, Fred Yazdian**, hereinafter called the "**Grantors**", do hereby quitclaim and convey, **for the purpose of combining separate parcels into one parcel and vesting title in a single entity**, all of their right, title and interest to, **The Grandview Eight, 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 northerly 30 feet of Lot No. 17 in W.W. Sullivan's Subdivision of Lots 1, 2, 3 and 4 in the John Nelson Plan of Lots, of record in Book 8, Page 147, as more fully described in Instrument No. 20150109-0002515, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sauders (A/K/A Saunders) Rental Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150109-0002515, Register's Office for Davidson County, Tennessee.
Property Address: 1115 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-038.00

Tract 2:

Land in Davidson County, Tennessee, being a part of Lot No. 16 on the Plan of W.W. Sullivan's Addition to South Nashville, of record in Book 8, Page 147, as more fully described in Instrument No.20140331-0026414, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Warranty Deed from Jeffrey Scott Curry, unmarried, of record in Instrument No. 20140331-0026414, Register's Office for Davidson County, Tennessee.
Property Address: 1113 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-039.00

Tract 3:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of W.W. Sullivan property, of record in Book 8, Page 147, as more fully described in Instrument No.20140114-0003653, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to Grandview Eight, GP, a Tennessee General Partnership, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20140114-0003653, Register's Office for Davidson County, Tennessee.
Property Address: 1111 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-040.00

Tract 4:

Land in Davidson County, Tennessee, being part of Lot No. 15 on W.W. Sullivan Plan of Lots, of record in Book 8, Page 147, as more fully described in Instrument No.20100907-0070726, Register's

Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to Yazdian Construction Company, a Tennessee General Partnership, by Warranty Deed from Marinola B. Massey, of record in Book 9297, Page 21 and by Quitclaim Deed from Bruce Yazdian of record in Instrument No. 20100907-0070726, Register's Office for Davidson County, Tennessee.
Property Address: 1109 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-041.00

Tract 5:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Phillip Mallory's Property of record in Minute Book F, Page 324, County Court for Davidson County, Tennessee, as more fully described in Instrument No.20100907-0070730, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Quitclaim Deed from Bruce Yazdian, of record in Instrument No. 20100907-0070730; by Quitclaim Deed to Siroos Yazdian from Jerome Rosenblum of record in Book 8136, Page 168; and, to Fred Yazdian by Warranty Deed from Bernard Zelinka, a single person, of record in Book 7610, Page 671, Register's Office for Davidson County, Tennessee.
Property Address: 1107 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-042.00

Tract 6:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Phillip Mallory's Property of record in Minute Book F, Page 324, County Court for Davidson County, Tennessee, as more fully described in Instrument No.20100907-0070730, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Quitclaim Deed from Bruce Yazdian, of record in Instrument No. 20100907-0070730; by Quitclaim Deed to Siroos Yazdian from Jerome Rosenblum of record in Book 8136, Page 168; and, to Fred Yazdian by Warranty Deed from Bernard Zelinka, a single person, of record in Book 7610, Page 671, Register's Office for Davidson County, Tennessee.
Property Address: 1105 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-043.00

Tract 7:

Land in Davidson County, Tennessee, as more fully described in Instrument No.20100907-0070730, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Quitclaim Deed from Bruce Yazdian, of record in Instrument No. 20100907-0070730; by Quitclaim Deed to Siroos Yazdian from Jerome Rosenblum of record in Book 8136, Page 168; and, to Fred Yazdian by Warranty Deed from Bernard Zelinka, a single person, of record in Book 7610, Page 671, Register's Office for Davidson County, Tennessee.
Property Address: 1103 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-044.00

Tract 8:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Phillip Mallory's Property of record in Minute Book F, Page 324, County Court for Davidson County, Tennessee , as more fully described in Instrument No.20100907-0070729, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Quitclaim Deed from Bruce Yazdian, of record in Instrument No. 20100907-0070729, and to Fred Yazdian and Sam Yazdian, by Deed from Elysabeth E. Lackey, unmarried, of record in Book 8542, page 967, Register's Office for Davidson County, Tennessee.
Property Address: 1101 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-045.00

Tract 9:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Phillip Mallory's Property of record in Minute Book F, Page 324, County Court for Davidson County, Tennessee, as more fully described in Instrument No.20100907-0070730, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete legal description.

Being the same property conveyed to The Grandview Eight, G.P., a Tennessee General Partnership, by Quitclaim Deed from Bruce Yazdian, of record in Instrument No. 20100907-0070730; by Quitclaim Deed to Siroos Yazdian from Jerome Rosenblum of record in Book 8136, Page 168; and, to Fred Yazdian by Warranty Deed from Bernard Zelinka, a single person, of record in Book 7610, Page 671, Register's Office for Davidson County, Tennessee.
Property Address: 0 3rd. Avenue South, Nashville, Tennessee 37210
Map & Parcel No.: 105-03-0-041.01

Combined Legal Description

Being a 1.152 more or less acre tract of land lying in the 17th Councilmanic District of Davidson County, Tennessee, consisting of a total of nine (9) tracts of land; being the northerly 30 feet of Lot No. 17 in W.W. Sullivan's Subdivision of Lots 1, 2, 3 and 4 in the John Nelson Plan of Lots, of record in Book 8, Page 147; being a part of Lot No. 16 on the Plan of W.W. Sullivan's Addition to South Nashville, of record in Book 8, Page 147; being part of Lot No. 2 on the Plan of W.W.

Sullivan property, of record in Book 8, Page 147; being part of Lot No. 15 on W.W. Sullivan Plan of Lots, of record in Book 8, Page 147; and three (3) tracts being part of Lot No. 3 on the Plan of Phillip Mallory's Property of record in Minute Book F, Page 324, County Court for Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates dated July 10, 2014 and revised January 7, 2015, as follows:

Beginning at a PK nail set at the intersection of the westerly margin of 3rd Avenue South (50' Right-of-Way) and the southerly margin of Mildred Shute Avenue (formerly Mallory Street, 30' Right-of-Way);
Thence with the westerly margin of 3rd Avenue South,
South 27 Degrees 52 Minutes 10 Seconds East a distance of 340.24 feet to an iron pin set this survey;
Thence leaving the margin of 3rd Avenue South and with the northerly line of the Saunders Properties, LLC Property of record in Instrument No. 20060817-0101459, Register's Office Davidson County, Tennessee,
South 62 Degrees 36 Minutes 12 Seconds West a distance of 141.63 feet to an iron pin set in the easterly margin of Alley No. 147 (16' Right-of-Way);
Thence with said margin of Alley No. 147,
North 27 Degrees 43 Minutes 32 Seconds West a distance of 370.36 feet to a PK nail set in the southerly margin of Mildred Shute Avenue;
Thence with the southerly margin of Mildred Shute Avenue,
North 74 Degrees 40 Minutes 00 Seconds East a distance of 144.13 feet to the Point of Beginning, containing 50,162 Square Feet or 1.152 Acres, more or less.

Being the same property conveyed to The Grandview Eight, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sauders (A/K/A Saunders) Rental Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150109-0002515; by Warranty Deed to The Grandview Eight, G.P., a Tennessee General Partnership, from Jeffrey Scott Curry, unmarried, of record in Instrument No. 20140331-0026414; by Warranty Deed to Grandview Eight, GP, a Tennessee General Partnership, from Kudzu Real Estate, Inc., of record in Instrument No. 20140114-0003653; by Warranty Deed to Yazdian Construction Company, from Marinola B. Massey, of record in Book 9297, Page 21 and Quitclaim Deed from Bruce Yazdian of record in Instrument No. 20100907-0070726; by Quitclaim Deed to The Grandview Eight, G.P., a Tennessee General Partnership, from Bruce Yazdian, of record in Instrument No. 20100907-0070730, by Warranty Deed to Siroos Yazdian, of record in Book 8136, Page 168, and Fred Yazdian, by Warranty Deed from Bernard Zelinka, a single person, of record in Book 7610, Page 671; and, by Quitclaim Deed to The Grandview Eight, G.P., a Tennessee General Partnership, from Bruce Yazdian, of record in Instrument No. 20100907-0070729 and Fred Yazdian and Sam Yazdian, by Deed from Elysabeth E. Lackey, unmarried, of record in Book 8542, page 967, all of record in the Register's Office for Davidson County, Tennessee.
.**Combined Property Address: "TO BE ASSIGNED"**, Nashville, Tennessee 37210
Combined Map & Parcel No.: 105-03-0-038.00

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 8th Day of August, 2016.

The Grandview Eight, LLC,
a Tennessee Limited Liability Company

By: _____
Fred Yazdian, President

_____
Siroos Yazdian

_____
Sam Yazdian

_____
Fred Yazdian

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Fred Yazdian**, 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 President of **The Grandview Eight, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he, as said officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee Limited Liability Company by himself as, President.

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

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 **Siroos Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged that he xecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th Day of August, 2016.

Notary Public

My commission expires: 7/8/2019

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 **Sam Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged that he xecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th Day of August, 2016.

Notary Public

My commission expires: 7/8/2019.

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 **Fred Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged that he xecuted the within instrument for the purposes therein contained.

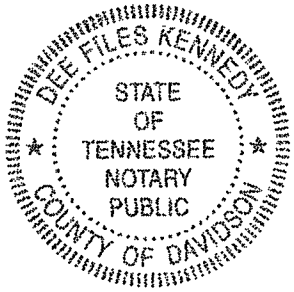
Witness my hand and official seal at Nashville, Tennessee, this 8th Day of August, 2016.

Notary Public

My commission expires: 7/2/2018

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