NEW OWNER:

WILKA Downtown, LLC
140 Dixie Ave.
Lebanon, TN 37090

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. _____2017

Map and Parcel 093 10 0 342.00

Map and Parcel 093 10 0 344.00

This instrument was prepared solely from information provided by the parties, no title search or settlement was performed and no legal advice is given as to tax related matters or consequences.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170010029 DEEDQC
Recvd: 02/02/17 12:42 4 pgs
Fees:22.00 Taxes:0.00
20170202-0011387

QUITCLAIM DEED

The purpose of this deed is to combine the property of the Grantor/Grantee to create one tract of land.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILKA Downtown, LLC, a Tennessee limited liability company,** does hereby convey its entire ownership interest unto **WILKA Downtown, LLC, a Tennessee limited liability company,** its heirs and assigns, forever, all of their right, title and interest in and to the following tract or parcel of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit:

See the attached legal description as Exhibit A.

Being the same property conveyed to WILKA Downtown, LLC by Special Warranty Deed from Kenneth Meroney, dated June 6, 2014, and of record in Instrument # 20140611-0050583,

Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to WILKA Downtown, LLC by Warranty Deed from Sanket S. Patel, dated October 17, 2016, and of record in Instrument # 20161020-0111074, Register's Office for Davidson County, Tennessee.

This is IMPROVED property located on 5th Avenue South, Nashville, TN 37203.

WITNESS MY SIGNATURE this 26th day of January, **2017.**

WILKA Downtown, LLC

X _____

By: Roshan Patel, Managing Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Roshan Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **the Managing Member** of, **WILKA Downtown, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 26th day of January, 2017.

Connie J. Carden
NOTARY PUBLIC

My commission expires: My Commission Expires March 07, 2017

CONNIE J. CARDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

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

X _____

Affiant

Sworn to and subscribed to before me, this the 26th day of January, **2017.**

Connie J. Carden
Notary Public

My commission expires: My Commission Expires March 07, 2017

CONNIE J. CARDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A

BOUNDARY CONSOLIDATION DESCRIPTION

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the north by the southern Right-of-Way (ROW) of Peabody Street, on the east by the western ROW of Alley #146, on the south by a portion of Lots 28 and 29 on the Plan of Barrow Grove as recorded in Book "S", Page 612, Register's Office of Davidson County, Tennessee (RODC), and on the west by the eastern ROW of 5th Avenue South. Tract being more particularly described as follows:

POINT OF BEGINNING lying on the intersection of the southern ROW of said Peabody Street and the eastern ROW of said 5th Avenue South; thence with the southern ROW of said Peabody Street, North 62°27'55" East 176.00 feet to a point; thence with the western ROW of said Alley #146, South 27°17'19" East 175.00 feet to a point; thence with the northern boundary line of said portion of Lots 28 and 29 on the Plan of Barrow Grove, South 62°27'55" West 176.00 feet to a point; thence with the eastern ROW of said 5th Avenue South, North 27°17'19" West 175.00 feet to the point of beginning.

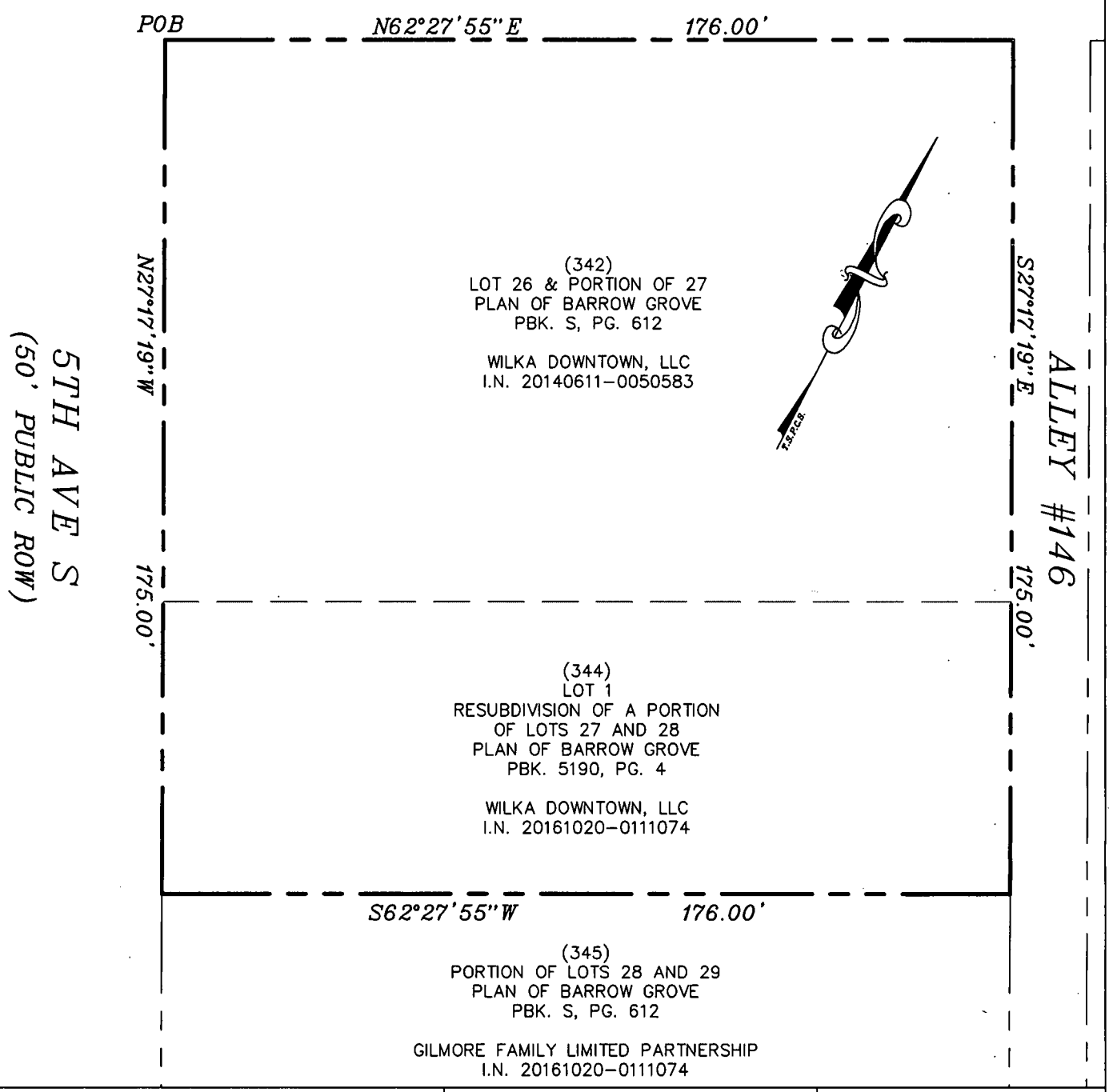
Tract contains 30,800 square feet, or 0.71 acres.
Bearings based on Tennessee State Plane Coordinate System.

Exhibit A

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL SURVEY AS DEFINED UNDER RULE 0820-3-07.



Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

Project:
DUAL FLAG PROJECT

TAX MAP 93-10, PARCELS 342 & 344
NASHVILLE, DAVIDSON CO., TN

Title:
BOUNDARY CONSOLIDATION EXHIBIT

SCALE : 1" = 30'

PROJ. # 514716049

DATE: 01/12/2017

L:\Projects\2016\514716049\dwg\514716049_Boundary Consolidation Exhibit.dwg-Layout1 Jan 12, 2017 - 4:09pm zdavis