BILL GARRETT, Davidson County
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Fees:27.00 Taxes:0.00
20170303-0021555

QUITCLAIM CONSOLIDATION DEED

FROM: CITIVIEW II, LLC
Grantor

TO: CITIVIEW II, LLC
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
CitiView II, LLC 209 Deerfield Lane Franklin, TN 37060	(new owner)	Map 118.04, Parcels 313-319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 3 day of March, 2017.

RYAN E. LOVELACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 13, 2017

Notary Public

My Commission Expires: 8/13/17

WHEREAS:

A. By Quitclaim Deed of record as Instrument No. 20170301-0020501, Register's Office for Davidson County, Tennessee ("RODC"), Grantor acquired title to the parcels of real property identified below:

(i) Map-Parcel 118-04-0-317: 2312 Kline Avenue ("Parcel A")

(ii) Map-Parcel 118-04-0-318: 2314 Kline Avenue ("Parcel B")

(iii) Map-Parcel 118-04-0-319: 2316 Kline Avenue ("Parcel C")

B. By Quitclaim Deed of record as Instrument No. 20170301-0020502, RODC, Grantor acquired title to the parcels of real property identified below:

(i) Map-Parcel 118-04-0-313: 2300 Kline Avenue ("Parcel D")

(ii) Map-Parcel 118-04-0-314: 2306 Kline Avenue ("Parcel E")

(iii) Map-Parcel 118-04-0-315: 2308 Kline Avenue ("Parcel F")

(iv) Map-Parcel 118-04-0-316: 2310 Kline Avenue ("Parcel G")

C. Grantor wishes to combine and consolidate Parcels A, B, C, D, E, F and G (collectively, the "Consolidated Property") into one tax parcel in the official records of the Tax Assessor of the Metropolitan Government of Nashville and Davidson County, Tennessee, with the result that the combined property shall thereafter be designated as one tax parcel, namely, Map 118-04, Parcel 316, with an address of 2310 Kline Avenue. A legal description of the Consolidated Property is attached hereto as Exhibit A.

D. For the purpose of accomplishing the above-described consolidation, Grantor enters into this Quitclaim Deed.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby quitclaims and conveys to Grantee, its heirs, successors and assigns, all of Grantor's right, title and interest in and to the Consolidated Property as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Parcels A, B, C, D, E, F and G are unimproved lots located at 2312 Kline Avenue (Parcel A), 2314 Kline Avenue (Parcel B), 2316 Kline Avenue (Parcel C), 2300 Kline Avenue (Parcel D), 2306 Kline Avenue (Parcel E), 2308 Kline Avenue (Parcel F) and 2310 Kline Avenue (Parcel G) respectively.

Parcels A, B, C, D, E, F and G are conveyed subject to such limitations, restrictions and encumbrances as may affect said parcels.

Witness my hand this 3rd day of March, 2017.

GRANTOR:

CITIVIEW II, LLC, a Tennessee limited liability company

By: _____

Title: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ryan Lovelace, a Notary Public of said County and State, personally appeared Michael Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member (or other officer authorized to execute the instrument) of CITIVIEW II, LLC, the within named bargainor, a limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its member.

Witness my hand and seal, at Office in Davidson County, this 3rd day of March, 2017.

Notary Public

My Commission Expires: 8/13/17

RYAN E. LOVELACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 13, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a new iron pin set in the southern right of way of Interstate 440, said point also being in the southern right-of-way of Longview Avenue, the northern most corner of the herein tract described;

Thence with said southern right-of-way of Interstate 440, South 71°21'36" East for a distance of 175.73 feet to a set iron pin in the western margin of public alley no. 1840;

Thence with the western margin of public alley no. 1840, South 21°09'56" East for a distance of 287.50 feet to a found iron pin at the northeast corner of Gladys Wauford, Instrument Number 00009413-0000708 (Parcel ID: 11804036500);

Thence with the northern line of Wauford, South 68°50'04" West for a distance of 150.00 feet to a set iron pin in the eastern right-of-way of Kline Avenue;

Thence with the eastern right-of-way of Kline Avenue, North 21°09'56" West for a distance of 400.00 feet to a set iron pin in the southern right-of-way of Longview Avenue;

Thence with the southern right-of-way of Longview Avenue, North 68°50'04" East for a distance of 15.00 feet to the point of beginning;

Containing 51,685 Square Feet or 1.19 acres, more or less.

Together with and subject to all easements, rights of way, restrictions, covenants, and conveyances of record and not of record.

Being the same properties conveyed to CitiView II, LLC, a Tennessee limited liability company, from Michael Hiatt by Quitclaim Deed of record as Instrument No. 20170301-0020501, Register's Office, Davidson County, Tennessee, and to CitiView II, LLC, a Tennessee limited liability company, from Mark O. Neal by Quitclaim Deed of record as Instrument No. 20170301-0020502, Register's Office, Davidson County, Tennessee.