BILL GARRETT, Davidson County
Trans:T20170019950 DEEDQC
Recvd: 03/08/17 12:11 6 pgs
Fees:32.00 Taxes:0.00
20170308-0022970

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
LC SoBro, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	LC SoBro, LLC 230 West Street, Suite 200 Columbus, Ohio 43215
Map & Parcel No.: 09311011800, 09315002400, 09315002500, and 09315002600	

THE PURPOSE OF THIS DEED IS TO COMBINE
THE PROPERTY INTO ONE PARCEL

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LC SoBro, LLC**, ("Grantor") does hereby quitclaim and convey unto **LC SoBro, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described below and in Exhibit A, attached hereto and made a part hereof (the "Property").

The Property is improved land known as 709 3rd Avenue South (Parcel No. 09311011800), 719 3rd Avenue South (Parcel No. 09315002400), 721 3rd Avenue South (Parcel No. 09315002500), and 723 3rd Avenue South (Parcel No. 9315002600), Nashville, Davidson County, Tennessee.

The Property is conveyed and consolidated into Parcel No. 09315002600 subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of February, 2017.

LC SoBro, LLC
an Ohio limited liability company

By: T. R. Brownlee
T. Robert Brownlee

Title: Executive Vice President

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

Personally appeared before me, Ashton Leigh DiDonato, a Notary Public in and for said County and State, T. Robert Brownlee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of LC SoBro, LLC, an Ohio limited liability company, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 28th day of February, 2017.

Ashton Leigh DiDonato
NOTARY PUBLIC

My Commission Expires:

N/A

NOTARIAL SEAL
STATE OF OHIO

Ashton Leigh DiDonato, Attorney At Law
NOTARY PUBLIC · STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

STATE OF OHIO)
COUNTY OF FRANKLIN)

For sufficient consideration the receipt of which is acknowledged by the Grantor.

T. R. Bu

AFFIANT

Subscribed and sworn to before me this 28 day of February, 2017.

Ashton Leigh DiDonato

NOTARY PUBLIC

Ashton Leigh DiDonato, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

My Commission Expires:

N/A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ ∞

Affiant

Subscribed and sworn before me this the
08 Day of March, 2017.

Deputy Register

N KPE 359648 v1
0-0 07/20/05
N KPE 359648 v1
9990008-ADM001 06/07/2016

Exhibit A

Legal Description

Land situated in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Tax ID #09311011800, #09315002400, #09315002500 and #09315002600 on Davidson County Tax Map System and being more particularly described as follows:

Beginning at a Mag. Nail (old), lying in the easterly Right of Way of Alley #147 (10'R.O.W.), said Mag. Nail lying, South 62°22'23" West, a distance of 138.57 feet from the westerly and northerly Right of Way intersection of 3rd Avenue South (49.5'R.O.W.) and Ash Street (40'R.O.W.), also being the southwesterly corner of the hereon described tract;

Thence, with easterly Right of Way of said Alley #147, North 27°33'52" West, a distance of 240.36 feet to an iron rod (old);

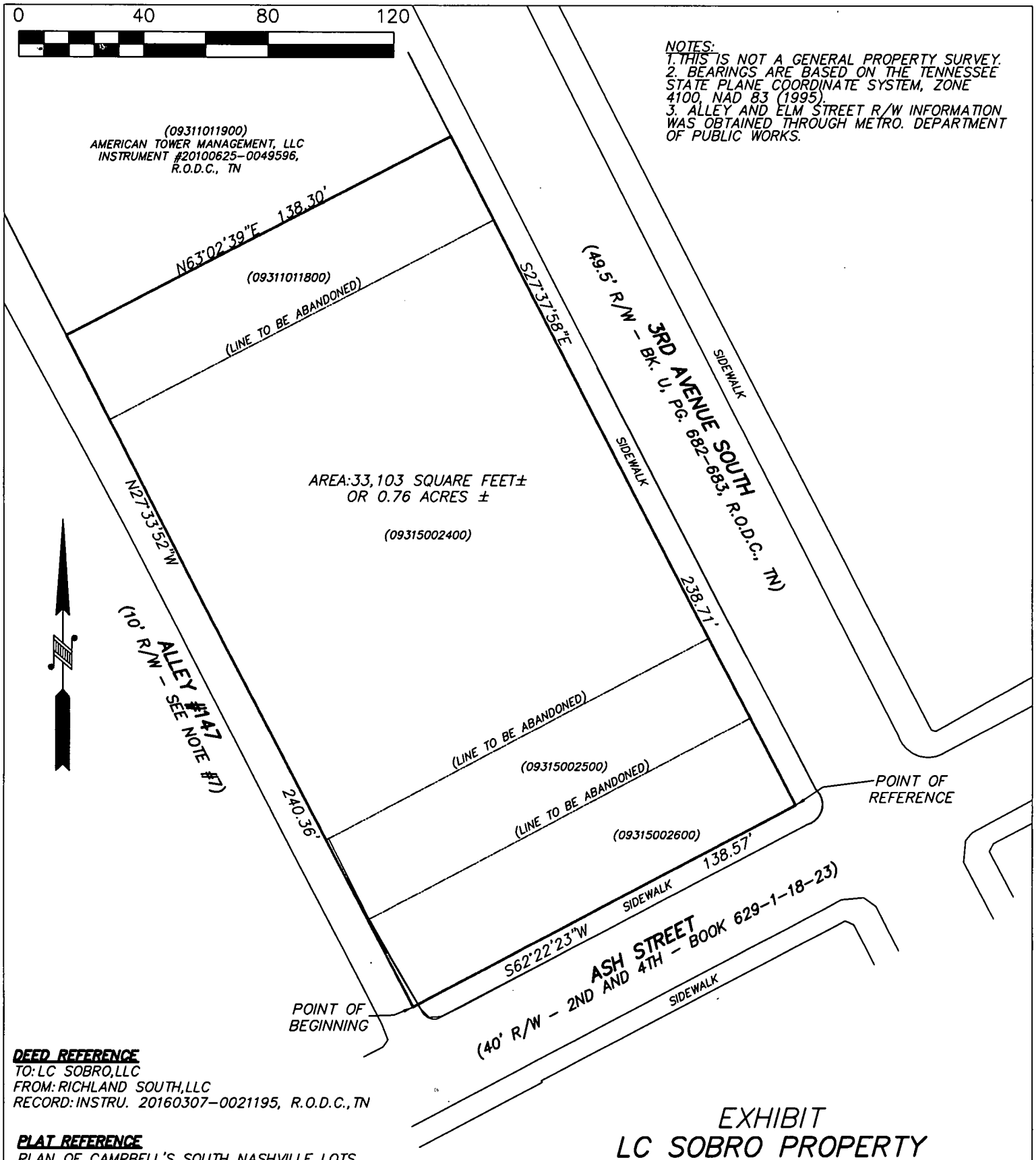
Thence, leaving said Alley, with the southerly property line of American Tower Management, LLC of record in Instrument 20100625-0049596, R.O.D.C., North 63°02'39" East, a distance of 138.30 feet to an iron rod (old);

Thence, leaving said American Tower Management, along the westerly Right of Way of 3rd Avenue South, South 27°37'58" East, a distance of 238.71 feet to an iron rod (old);

Thence, leaving 3RD Avenue South and with the northerly right-of- way margin of Ash Street, South 62°22'23" West, a distance of 138.57 feet to the Point of Beginning;

Containing 33,103 Square Feet or 0.76 Acres, more or less.

Being a part of the same property conveyed to LC Sobro, LLC, from Richland South, LLC, of Record by Instrument #20160307-0021195, R.O.D.C., Tennessee.



DEED REFERENCE
TO: LC SOBRO,LLC
FROM: RICHLAND SOUTH,LLC
RECORD: INSTRU. 20160307-0021195, R.O.D.C., TN

PLAT REFERENCE
PLAN OF CAMPBELL'S SOUTH NASHVILLE LOTS
RECORD: BOOK U, PAGES 682-683, R.O.D.C., TN

PROPERTY MAP REFERENCE
PARCEL ID 09315002400, 09315002500, 09315002600, 09311011800, ON DAVIDSON COUNTY TAX MAP SYSTEM.

EXHIBIT
LC SOBRO PROPERTY
709, 719, 721 & 723 THIRD AVENUE SOUTH, 19TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: 01-24-17 CCPC JOB NO. 15-054