Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
813M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par. No. 082-12-0-28.00, 082-12-0-29.00 and 082-12-0-030.00	813M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 813M, LLC, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to 813M, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The sole purpose of this deed is to combine and consolidate the parcels comprising Tax Map and Parcel Nos. 082-12-0-28.00, 082-12-0-29.00 and 082-12-0-30.00.

This is improved property located at 809, 811 and 813 Main Street, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF ~~TENNESSEE~~ GA
COUNTY OF DeKalb

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 23 day of MARCH, 2017.

Notary Public
My Commission Expires:

J Parker Notary
My comm exp 03/24/2020
DeKalb County, Georgia Public

BILL GARRETT, Davidson County
Trans:T20170026140 DEEDQC
Recvd: 03/28/17 15:21 3 pgs
Fees:17.00 Taxes:0.00
20170328-0030207

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 23 day of March, 2017.

GRANTOR:

813M, LLC

By: _____
Name: Adam LeBowitz
Title: President

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Before me, J PARKER, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Adam LeBowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 813M, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office in Dunwoody, ~~Tennessee,~~ Georgia this the 23 day of MARCH, 2017.

_____
Notary Public

My Commission Expires:
3.24.2020

[NOTARIAL SEAL]

J Parker Notary
My comm exp 03/24/2020
Public Dekalb County, Georgia

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 5, 6 & 7 of the Plan of the Neill S. Brown to East Nashville, as of record in Plat Book 57, Page 33 & 50, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the northerly right-of-way line of Main Street, 80 feet in width, and the westerly right-of-way line of Neill Avenue, 20 feet in width;

Thence leaving the westerly right-of-way line of Neill Avenue with the northerly right-of-way line of Main Street, South 65 deg 06 min 22 sec West, 170.11 feet to an iron rod set at a corner common with the property of MG Street Holdings, LLC, as of record in Instrument Number: 20150417-0034167, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Main Street, with the easterly property line of MG Street Holdings, LLC, North 24 deg 35 min 44 sec West, 159.85 feet to an iron rod set in the southerly right-of-way line of Alley Number 277, 20 feet in width;

Thence with the southerly right-of-way line of Alley Number 277, North 65 deg 04 min 53 sec East, 169.43 feet to an existing pk nail at the intersection with the westerly right-of-way line of Neill Avenue;

Thence leaving the southerly right-of-way line of Alley Number 277, with the westerly right-of-way line of Neill Avenue, South 24 deg 50 min 29 sec East, 159.92 feet to the POINT OF BEGINNING. Containing 27,144 square feet or 0.623 acres more or less.

Being the same property conveyed to 813M, LLC by Ramsey Street Church of Christ, Trustees, by deeds of record in Instrument Nos. 20160831-0091116, 20160831-0091117, 20170307-0022605 and 20170307-0022606, at the Register's Office for Davidson County, Tennessee.