BILL GARRETT, Davidson County
Trans:T20170027212 DEEDQC
Recvd: 03/31/17 10:16 4 pgs
Fees:22.00 Taxes:0.00
20170331-0031471

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LC SOBRO, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	LC SOBRO, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	093-11-0-146.00 093-11-0-147.00 093-11-0-148.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **LC SOBRO, LLC**, an Ohio limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2017 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of March, 2017.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi,
Its: Sole Member and Manager

STATE OF TENNESSEE

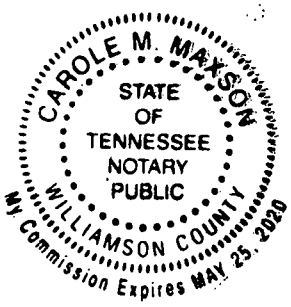
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Sole Member and Manager of Richland South, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Richland South, LLC as such Sole Member and Manager.

Witness my hand and official seal this 30th day of March, 2017.

My Commission Expires:
5.01.20

_____
Notary Public



[*Signatures Continue on Following Page*]

STATE OF OHIO

COUNTY OF FRANKLIN

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me,
this 29 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: _____

NOTARIAL SEAL
STATE OF OHIO

THOMAS ROBERT BROWNLEE JR
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, beginning at a PK nail set in the sidewalk at the southeast corner of the intersection of Elm Street and Third Ave. South; Thence, with the southerly margin of Elm St. North 62°17'49" East, a distance of 137.22 feet to a PK nail new, in the westerly margin of Metro Alley #148; Thence, with said alley South 27°31'36" East, a distance of 166.00 feet to an iron in new; Thence, leaving said alley and along or near the line of LC Sobro, LLC as recorded in instrument number 20150223-0015509, Register's Office for Davidson County, Tennessee, South 62°17'49" West, a distance of 137.39 feet to an iron pin old in the easterly margin of Third Ave. South; Thence, with the said Third Ave. So. North 27°28'11" West a distance of 166.00 feet, to the Point of Beginning.

Containing 22.790 square feet or 0.52 acres, more or less, described according to the ALTA/NSPS Land Title Survey dated March 21, 2017, last revised March 27, 2017, prepared by James Allen Crawford, Tennessee RLS No. 1455, Crawford & Cummings, P.C., Job No. 17-040.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, by deed from James Thomas Edwards, Jr., Alan Andrew Edwards and Scott Coleman Edwards, of record in Instrument No. 20160608-0058120, dated June 6, 2016, Register's Office for Davidson County, Tennessee.

Address: 702, 706 and 710 Third Avenue, Nashville, Tennessee

Tax IDs: 09311014600, 09311014700 and 09311014800