THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115
without the benefit of
An updated title search on
Properties described in this
Consolidation Deed

BILL GARRETT, Davidson County
Trans:T20170040824 DEEDQC
Recvd: 05/12/17 15:23 3 pgs
Fees:17.00 Taxes:0.00
20170512-0047559

Name and Address of New Owner:	Map and Parcel Nos.:
TMF, LLC	07102008800 and
7743 Indian Springs Drive	07102008700
Nashville, TN 37221	

SEND TAX BILLS TO:
Same as New Owner

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby **acknowledged, TMF, LLC** does hereby quitclaim and convey unto TMF, LLC, **its** successors and assigns, all its right, title and interest in and to the following described tracts of land:

See Attached Exhibits "A" and "B" for legal description of said tracts being conveyed by this Consolidation Deed.

The following Exhibit "A" property is UNIMPROVED and known as 2404 Brick Church Pike, Nashville, TN 37207 and is further identified as Tax ID No 07102008800 and the following Exhibit "B" property is UNIMPROVED and known as 2412 Brick Church Pike, Nashville, TN 37207 and is further identified as Tax ID # 07102008700.

The sole purpose of this deed is to combine and consolidate those properties described in attached Exhibit "A" and attached "Exhibit "B" and to describe the combined parcel as shown on attached Exhibit "C" as surveyed by Rocky Montoya-Land Surveying TN RLS # 697, dated 3/6/17. This conveyance should combine the above referenced tax parcels into one tax parcel.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERSOF RECORD AFFECCTING SAID PROPERTIES.

We have hereunto set our hands on this the 12TH day of May, 2017.

TMF, LLC, a Tennessee Limited Liability Company

By: _____
Travis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Travis Ford,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **TMF, LLC,** a Limited Liability Company, and that he as such sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself in his official capacity.

Witness my hand and official seal at office at Madison, Tennessee, this 12th day of May, 2017.

My commission expires: 01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this the 12th day May, 2017.

Notary Public

My Commission expires: 1-9-18

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lots Nos. 3, 4 5 and 6 on the Plan of E. G. Scruggs Subdivision called "Avondale", as shown on plat of record in Plat Book 57, Page 125, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a complete description thereof.

Being the same property conveyed to **FORD CORPORATION** by Warranty Deed From **MICHAEL P. OTT,** which deed is dated June 22, 2007 and recorded as Instrument No. 20070622-0074995 in the Register's Office for Davidson County, Tennessee.

This is **unimproved property known as 2404 Brick Church Pike, Nashville, TN 37207**

EXHIBIT "B"

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 7 on the Plan of Scruggs Avondale Subdivision, of record in Book 57, Page 125 in the Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the westerly side of Brick Church Pike and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Travis Ford from Judy Bigford and Emily Boone, as devisees under the Last Will and Testament of Georgia R. Escue, deceased by Warranty Deed

dated May 25, 2016 of record as Instrument Number 20160527-0053526, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF ABOVE PROPERTY VESTED IN THE STATE OF TENNESSEE, DEPARTMENT OF TRANSPORTATION, BY AMENDED CONSENT JUDGMENT AND FINAL DECREE RECORDED IN BOOK 11106, PAGE 860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, described as follows:

BEGINNING at a point on the west existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Marshall C. Pulley, et ux and the above described property with the existing margin of Brick Church Pike, northerly 50.00 feet to the intersection with the common property line of Mary Jo Parker, et vir and the above property; thence with said common property line, south 76 degrees 57' 03" west 16.43 feet to the point of intersection with the east proposed margin of State Project 19108-2704-54; thence with said proposed margin, south 12 degrees 59' 31" east 50.08 feet to the north property line of Marshall C. Pulley, et ux; thence with said property line, north 76 degrees 57' 03" east 16.65 feet to the point of beginning containing 827 square feet.

Being the same property conveyed to Travis Ford by Warranty Deed from Judy Bigford and Emily Boone, as devisees under the Last Will and Testament of Georgia R. Escue, deceased, which deed is dated May 25, 2016 and recorded as Instrument No. 20160527-0053526 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2412 Brick Church Pike, Nashville, TN 37207

Exhibit "C"

Land located in Davidson County, Tennessee and being Lots 3 – 7 on the Plan of Scruggs Avondale Subdivision in Plat Book 57, Page 125 R.O.D.C., Tn. and described according to a survey by Rocky L. Montoya, Surveyor dated March 27, 2017 as follows:

Beginning at an iron rod located in the west margin of Brick Church Pike said point being Lots 3 – 7 on the Plan of Scruggs Avondale Subdivision and the northeast corner of Lot 3 on said plan; the north corner of Sai Ram Krupa LLC of record in Inst. No. 20091022-0097838 R.O.D.C., Tn., thence, with the south line of Lot 3 South 50 degrees 04 minutes 59 seconds West 118.88 feet to a rail road spike, in the north margin of a 10 foot alley; thence, with said alley, North 41 degrees 02 minutes 39 seconds West 250.00 feet to an iron rod; said point being the southwest corner of Lot 8 on said subdivision, the southwest corner of Lot 7, thence, along the common line of Lot 8 and 7 North 50 degrees 05 minutes 50 seconds East 114.33 feet to an iron rod in the west margin of Brick Church Pike; thence, with said margin South 41 degrees 02 minutes 39 seconds East 250.02 feet to the point of beginning, containing 29,150 square feet or 0.67 acres more or less.

The above property is that same property conveyed in the derivation clauses following Exhibits "A" and "B" hereof and further being the same properties described in Quitclaim Deeds to TMF, LLC which deeds are being recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20170512-0047557 and Instrument No. 20170512-0047558