BILL GARRETT, Davidson County
Trans:T20170058145 DEEDQC
Recvd: 07/07/17 13:01 3 pgs
Fees:17.00 Taxes:0.00
20170707-0068515

This Instrument Prepared by and Return To:
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138
20165070

CONSOLIDATION QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company**, for and in consideration of the sum of Ten and No/100 Dollars $10.00, cash in hand paid, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release and forever quitclaim unto **Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company**, the following described real property located in Davidson County, Tennessee, and being more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated Herein for Legal Description of Property

Being the same property conveyed to **Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company** by Warranty Deed of record at Instrument Number **20161031-0114794**, in the Register's Office of Davidson County, Tennessee.

The sole purpose of this Consolidation Quit Claim Deed is to consolidate and merge the parcels previously conveyed to the Grantor in the Warranty Deed noted above, into one singular parcel of property.

IN WITNESS WHEREOF, I have executed this Instrument this the 6th day of July, 2017.

Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company

By: Ronald E. Poe, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public of said State and County, duly commissioned and qualified, personally appeared **Ronald E. Poe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be an **Authorized Agent** of **Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company** and who acknowledged that they executed the foregoing instrument for the purposes therein contained, being authorized so to do.

WITNESS my hand and Notarial Seal at office this 6th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 16, 2020

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 6th day of July, 2017.

Notary Public

My Commission Expires:_____

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 16, 2020

Owner & Property Address:
Woody and Joyce Welch Family LLC
3216 Hollow Creek Road
Germantown, TN 38138

Tax Parcel Numbers: 106-05-0-118.00 and 106-05-0-160-00

Mail Tax Notices To:
Woody and Joyce Welch Family LLC
3216 Hollow Creek Road
Germantown, TN 38138

Exhibit "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 1 & 2 of the Resubdivision of the R.F. Rutledge Property, as of record in Plat Book 5060, Page 122, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Woodycrest Avenue, at a corner common with the property of Con-Way Transportation Services, Inc., as of record in Instrument Number: 20020422-0049360, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Woodycrest Avenue with the southerly property line of Con-Way Transportation Services, Inc., South 86 deg 53 min 46 sec East, 849.41 feet to an iron rod set at a corner common with the property of James D. Kennedy & Deborah H. Kennedy, as of record in Instrument Number: 20050307-0024597, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of James D. Kennedy & Deborah H. Kennedy, North 03 deg 06 min 14 sec East, 20.62 feet to an iron rod set;

Thence South 86 deg 53 min 46 sec East, 17.41 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 9.34 feet, the central angle of which is 00 deg 17 min 16 sec, the radius of which is 1860.08 feet, the chord of which is South 87 deg 02 min 24 sec East, 9.34 feet to an existing angle iron, at a corner common with the property of Bickes, Inc., as of record in Deed Book 8489, Page 530, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Bickes, Inc., South 06 deg 53 min 50 sec West, 100.24 feet to an existing iron rod, at a corner common with the property of Jackson Wilbert Vault Co., as of record in Deed Book 5786, Page 452, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Jackson Wilbert Vault Co., South 07 deg 01 min 24 sec West, 179.81 feet to an existing iron rod in the northerly right-of-way line of Woodycrest Avenue;

Thence with the northerly right-of-way line of Woodycrest Avenue, North 82 deg 09 min 57 sec West, 190.00 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 281.73 feet, the central angle of which is 02 deg 49 min 46 sec, the radius of which is 5705.00 feet, the chord of which is North 80 deg 45 min 04 sec West, 281.70 feet to an iron rod set;

Thence North 79 deg 20 min 11 sec West, 120.81 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 191.08 feet, the central angle of which is 39 deg 48 min 38 sec, the radius of which is 275.00 feet, the chord of which is North 59 deg 48 min 38 sec West, 187.26 feet to an iron rod set;

Thence North 39 deg 31 min 33 sec West, 150.44 feet to the POINT OF BEGINNING. Containing 172,351 square feet or 3.957 acres more or less.

Legal Description per survey of Cherry Land Surveying, Inc. dated October 6, 2016.