Bill Garrett Davidson County
Batch# 25069 DEEDQC
11/13/2017 01:43:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171113-0116351

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Condit Properties, LLC 150 DeBernardo Lane Aptos, CA 95003	New Owner	08305021200 (519 Gallatin Ave.) 08305044800 (521 Gallatin Ave.)

This Quitclaim Deed is being executed and recorded for the purpose of consolidating two tracts/parcels with two separate map and parcel numbers into a combined parcel with a single map and parcel number.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Condit Properties, LLC, a California limited liability company**, by these presents do hereby quitclaim and convey unto **Condit Properties, LLC, a California limited liability company**, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Combined Tract/Parcel:

The merger and/or combination of Tracts 1 and 2 into a singular, combined Tract/Parcel shall consist of the following legal description(s):

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 12 and the westerly 106.5 feet of Lot No. 13 on the plan of the subdivision of the Calvin Davis Lot, part of Block "B" in the F.O. Beazley's Plan of Lots, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, and also being Parcels 212 and 448 on Tax Map 83-5 and being more particularly described according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated January 27, 1989, as follows:

Beginning at a drilled hole in concrete sidewalk at the intersection of the easterly right-of-way line of Gallatin Pike, U.S. 31 E, and the southerly right-of-way line of Stratton Avenue;

Thence, with the southerly right-of-way line of Stratton Avenue, S 8° 57' 17" W 160.00 feet to an iron pin set on the northerly right-of-way of Alley No. 727;

Thence, with the northerly right-of-way line of Alley No. 727, N 80° 40' 02" W, 241.08 feet to an iron pin set on the easterly right-of-way line of Gallatin Pike;

Thence, with the easterly right-of-way line of Gallatin Pike N 21° 10' 00" E 163.47 feet to the point of beginning and containing 35,806 square feet or 0.822 of an acre.

Being the same property conveyed to Coast 1031 Exchange Inc., a California corporation, by Warranty Deed dated March 11, 2014 and recorded as Instrument No. 201403120020501, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Condit Properties, LLC, a California limited liability company, by Quitclaim Deed dated March 28, 2014, and recorded as Instrument No. 20140331-0025978, Register's Office of Davidson County, Tennessee.

This is improved property known as 519 and 521 Gallatin Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 13th day of November 2017.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of November 2017

Condit Properties, LLC, a California limited liability company

By: _____
Name: Ross Condit
Title: OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ross Condit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Condit Properties, LLC, a California limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 13th day of November 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021