RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 48300 DEEDQC
01/17/2018 11:27:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20180117-0004747

**THIS INSTRUMENT PREPARED BY:**
**Kevin D. Montgomery**
**Premier Escrow, LLC**
**4301 Hillsboro Road, Suite 300**
**Nashville, Tennessee 37215**
**(615) 269-6626**

NICHOLAS ANTHONY GILRONAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GI6284607
Qualified in Queens County
My Commission Expires 06-17-2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

**AFFIANT**

Subscribed and sworn to before me, this 11 day of January, 2018.

Nicholas Anthony Gilronan
Notary Public

My Commission Expires: 6/17/21

**Address New Owners as Follows:**
Bento Nashville LLC
3942 Hartford Rd.
Round Top, TX 78954

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
105-7-443.01 and
105-7-444

## CONSOLIDATION QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that, Bento Nashville, LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to Bento Nashville, LLC, a Delaware limited liability company, ("Grantee"), all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

SEE EXHIBIT A WHICH IS ATTACHED HERETO FOR LEGAL DESRIPTION WHEREIN THE TWO SUBJECT MAP AND PARCELS DESCRIPTIONS HAVE BEEN CONSLOIDATION INTO ONE LEGAL DESCRIPTION.

EXHIBIT B ATTACHED HERETO FUTHER ILLUSTRATES THE CONSOLIDATION OF SAID TWO PARCELS.

Being the same property conveyed to Bento Nashville, LLC, a Delaware limited liability company, married, by Warranty Deed from David G. Mangum of record in Instrument No. 20160830-0090710 Register's Office for Davidson County, Tennessee and by Quitclaim Deed from David G. Mangum of record in Instrument No. 20160830-009071, said register's office.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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**BOX 10-A**

**THE PURPOSE OF THIS DEED IS TO COMBINE BOTH PARCELS INTO ONE PARCEL**

**WITNESS** my hand this 11th day of January, 2018.

**GRANTOR:**

Bento Nashville, LLC, a Delaware limited liability company

BY: Justin Koziol
Its: Chief Operating Officer

STATE OF New York
COUNTY OF Kings

Before me, the undersigned notary public, personally appeared Justin Koziol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Operating Officer of Bento Nashville, LLC the within named bargainor, a limited liability company and that he as such Chief Operating Officer, executed the foregoing instrument for the purpose therein.

Witness my hand and seal on this 11 day of January, 2018.

NICHOLAS ANTHONY GILRONAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GI6284607
Qualified in Queens County
My Commission Expires 06-17-2021

Nicholas Anthony Gilronan
Notary Public

My Commission Expires: June 17, 2021

:0/

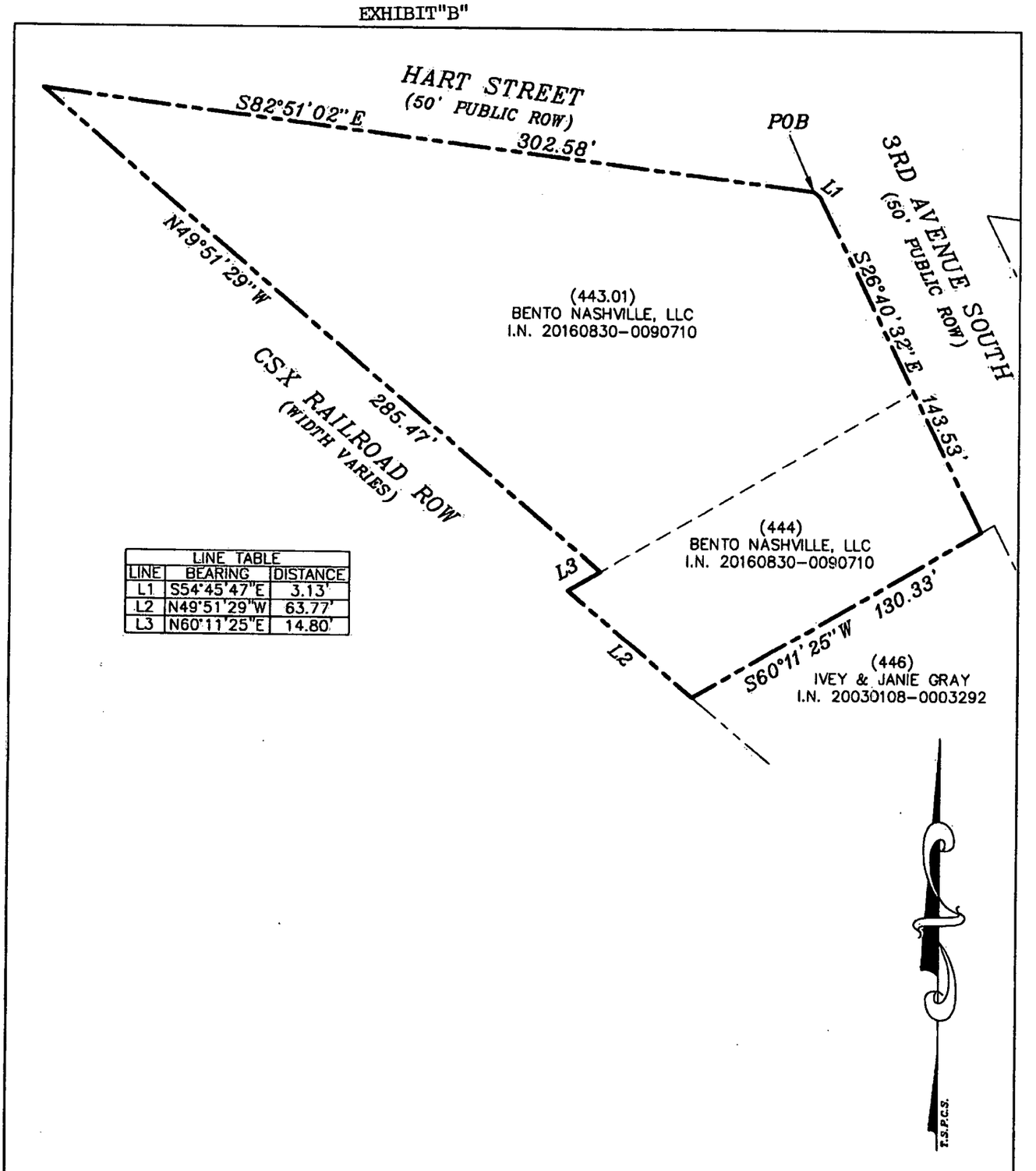
EXHIBIT A

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right of Way (ROW) of 3rd Avenue South (50' ROW); bounded on the south by Ivey and Janie Gray as recorded in Instrument Number 200301080003292, Register's Office of Davidson County, Tennessee (RODC); bounded on the west by the eastern ROW of CSX Railroad (ROW varies); and bounded on the north by the southern ROW of Hart Street (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING lying on the southwest ROW intersection of said 3rd Avenue South and Hart Street and being the northeast corner of the tract being described: thence along said western ROW of 3rd Avenue South, South 54°45'47" East 3.13 feet to a point; thence South 26°40'32" East 143.53 feet to a point; thence leaving said western ROW of 3rd Avenue South with the northern boundary line of said Ivey and Janie Gray, South 60°11'25" West 130.33 feet to a point; thence with the eastern ROW of said CSX Railroad, North 49°51'29" West 63.77 feet to a point; thence North 60°11'25" East 14.80 feet to a point; thence North 49°51'29" West 285.47 feet to a point; thence with the southern ROW of said Hart Street, South 82°51'02" East 302.58 feet to the point of beginning.

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EXHIBIT"B"




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S54°45'47"E | 3.13' |
| L2 | N49°51'29"W | 63.77' |
| L3 | N60°11'25"E | 14.80' |

1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM
LICENSE NUMBER: F-0176

Project:
BENTO BOX NASHVILLE

TAX MAP 105-07, PARCELS 443.01 & 444
NASHVILLE, DAVIDSON CO., TN

Title:
PARCEL CONSOLIDATION EXHIBIT

SCALE : 1" = 50'

PROJ. # 514716018

DATE: 01/08/2018

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