This Instrument Prepared By:
LC SoBro, LLC
230 West Street, Suite 200
Columbus, Ohio 43215

Bill Garrett Davidson County
Batch# 48396 DEEDQC
01/17/2018 02:32:15 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180117-0004913

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
LC SoBro, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	LC SoBro, LLC 230 West Street, Suite 200 Columbus, Ohio 43215
Map & Parcel No.: 09311015200, 09311015100, 09311015000, 09315005600, 09315005700	

THE PURPOSE OF THIS DEED IS TO COMBINE
THE PROPERTY INTO ONE PARCEL

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LC SoBro, LLC**, ("Grantor") does hereby quitclaim and convey unto **LC SoBro, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described below and in Exhibit A, attached hereto and made a part hereof (the "Property").

The Property is improved land known as 713 2nd Avenue South (Parcel No. 09311015200), 717 2nd Avenue South (Parcel No. 09311015100), 721 2nd Avenue South (Parcel No. 09311015000), 723 2nd Avenue South (Parcel No. 09315005600), and 0 Ash Street (Parcel No. 09315005700), Nashville, Davidson County, Tennessee.

The Property is conveyed and consolidated into Parcel No. 09315005600 subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of January, 2018.

LC SoBro, LLC
an Ohio limited liability company

By: _____

Name: Michael J. DeAscentis II

Title: CEO

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

Personally appeared before me, Ashton DiDonato, a Notary Public in and for said County and State, Michael J. Dettscentis II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of LC SoBro, LLC, an Ohio limited liability company, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 16th day of January, 2018.

Ashton Leigh DiDonato
NOTARY PUBLIC

My Commission Expires:

—

NOTARIAL SEAL
STATE OF OHIO

Ashton Leigh DiDonato, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

STATE OF OHIO)
COUNTY OF FRANKLIN)

For sufficient consideration the receipt of which is acknowledged by the Grantor.

AFFIANT Michael J. DeAscentis II, CEO of LC SOBRO, LLC

Subscribed and sworn to before me this 16th day of January, 2018.

NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

Ashton Leigh DiDonato, Attorney At Law
NOTARY PUBLIC : STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0-
, Affiant
Subscribed and sworn before me this the
17th Day of Jan., 2018.
, Deputy Register

Exhibit A

Legal Description

Boundary Description for Consolidation
19TH Councilmanic District
Metropolitan Nashville, Davidson County, Tennessee
Source of Title: LC Sobro, LLC
Instrument Number: 20151223-0129297
Containing 0.57 Acre Overall

Land lying in the 19TH Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Davidson County Property Tax Parcels 09311015000, 09311015100, 09311015200, 09315005600, 09315005700, and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way (40 feet wide) of Ash Street with the westerly right-of-way (50 feet wide) of Second Avenue South;

Thence, with said northerly right-of-way, South 62 degrees 16 minutes 16 seconds West 137.60 feet to its intersection with the easterly right-of-way (10 feet wide) of Alley Number 148;

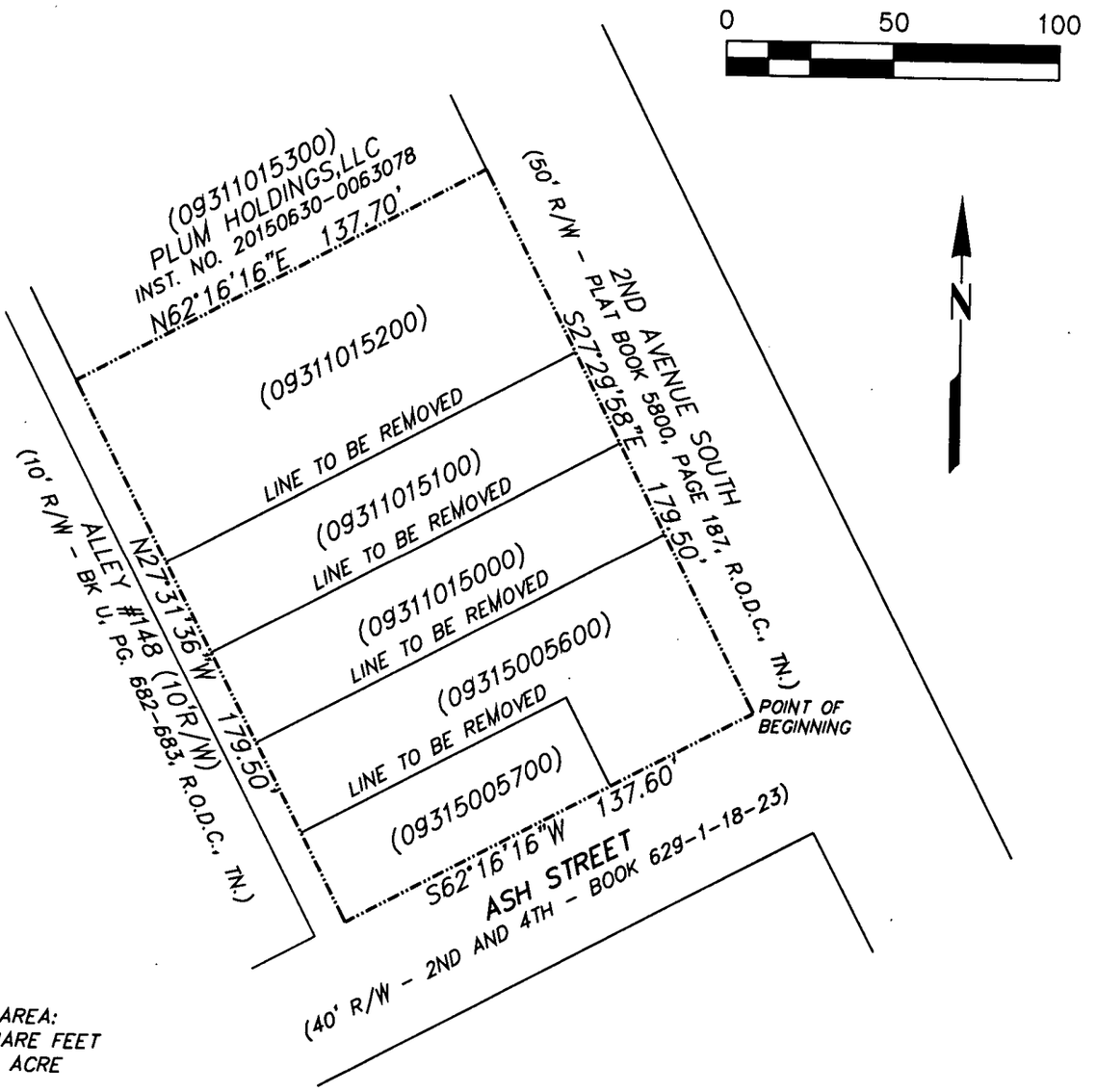
Thence, with said easterly right-of-way, North 27 degrees 31 minutes 36 minutes West 179.50 feet to the southwest corner of the Plum Holdings, LLC property recorded in Instrument Number 20150630-0063078 in the Register's Office for Davidson County, Tennessee;

Thence, with said Plum Holdings, LLC southerly boundary line North 62 degrees 16 minutes 16 seconds East 137.70 feet to its intersection with said westerly right-of-way of Second Avenue South,

Thence, with said westerly right-of-way, South 27 degrees 29 minutes 58 seconds East 179.50 feet to the BEGINNING containing 0.57 acres or 24,707 square feet more or less.

NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 41, NAD 83 (1995).
3. ALLEY AND ELM STREET R/W INFORMATION WAS OBTAINED THROUGH METRO DEPARTMENT OF PUBLIC WORKS.



TOTAL AREA:
24,707 ± SQUARE FEET
OR 0.57± ACRE

DEED REFERENCE

LC SOBRO, LLC - OWNER
INSTRUMENT NO. 20151223-0129297

PLAT REFERENCE

PLAN OF WILLIAM CAMPBELL LANDS IN SOUTH NASHVILLE
RECORD: BOOK U, PAGES 682-683, R.O.D.C., TN.

PROPERTY MAP REFERENCE

SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCELS 150, 151 AND 152 ON DAVIDSON COUNTY TAX MAP 93-11, R.O.D.C. AND ALL OF PARCELS 56 AND 57 ON DAVIDSON COUNTY TAX MAP 93-15.

EXHIBIT
LC SOBRO, LLC PROPERTY
713, 717, 721, & 723
SECOND AVENUE SOUTH
& 0 ASH STREET
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE: 12-08-2017 CCPC JOB NO. 15-054
REVISED: 12-21-17