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

Bill Garrett Davidson County
Batch# 48401 DEEDQC
01/17/2018 02:34:33 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20180117-0004921

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.: 09311014600, 09311014700, 09311014800, 09315005400, 09315005200, 09315005300	

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 702 3rd Avenue South (Parcel No. 09311014600), 706 3rd Avenue South (Parcel No. 09311014700), 710 3rd Avenue South (Parcel No. 09311014800), 716 3rd Avenue South (Parcel No. 09315005400), 718 3rd Avenue South (Parcel No. 09315005200), and 204 Ash Street (Parcel No. 09315005300) Nashville, Davidson County, Tennessee.

The Property is conveyed and consolidated into Parcel No. 09311014600 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. DeBeenttis 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. DeBoccardis II, CEO of LCSoBro, LLC

Subscribed and sworn to before me this 11th 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 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
19th **Day of** Jan, **20** 18 .
L. Chandler, **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 Numbers: 20170331-0031471, 20150223-0015509 and 20151223-0129297
Containing 1.09 Acre Overall

Land lying in the 19TH Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Davidson County Property Tax Parcels 09311014600, 09311014700, 09311014800, 09315005200, 09315005300 & 09315005400, and being more particularly described as follows:

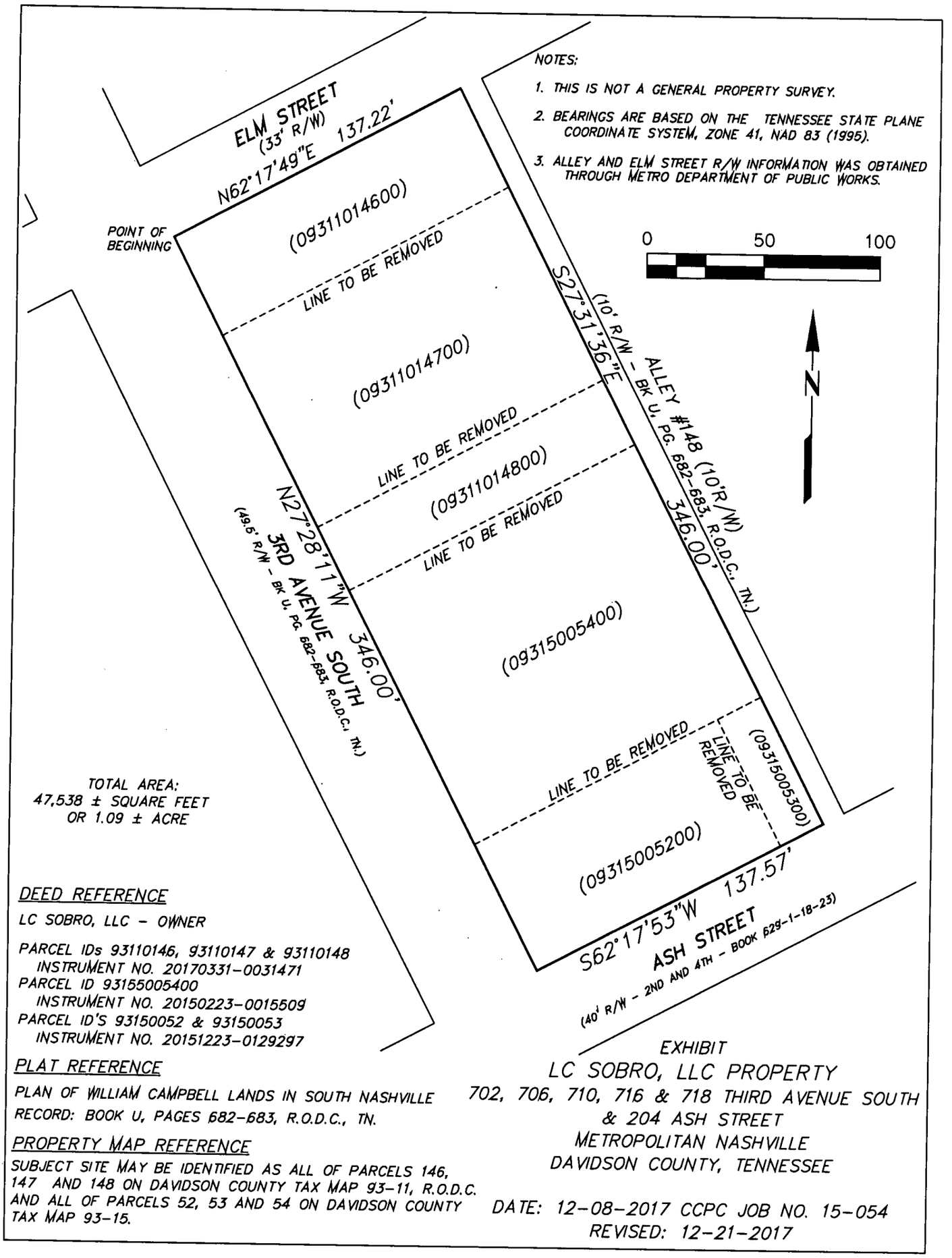
BEGINNING at the intersection of the southerly right-of-way (33 feet wide) of Elm Street with the easterly right-of-way (49.5 feet wide) of Third Avenue South;

Thence, with said southerly right-of-way, North 62 degrees 17 minutes 49 seconds East 137.22 feet to its intersection with the westerly right-of-way (10 feet wide) of Alley Number 148;

Thence, with said westerly right-of-way, South 27 degrees 31 minutes 36 minutes East 346.00 feet to its intersection with the northerly right-of-way (40 feet wide) of Ash Street;

Thence, said northerly right-of-way, South 62 degrees 17 minutes 53 seconds West 137.57 feet to its intersection with said easterly right-of-way of Third Avenue South,

Thence, with said easterly right-of-way, North 27 degrees 28 minutes 11 seconds West 346.00 feet to the BEGINNING containing 1.09 acres or 47,538 square feet more or less.



DEED REFERENCE

LC SOBRO, LLC - OWNER

PARCEL IDs 93110146, 93110147 & 93110148
INSTRUMENT NO. 20170331-0031471
PARCEL ID 93155005400
INSTRUMENT NO. 20150223-0015509
PARCEL ID'S 93150052 & 93150053
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 146, 147 AND 148 ON DAVIDSON COUNTY TAX MAP 93-11, R.O.D.C. AND ALL OF PARCELS 52, 53 AND 54 ON DAVIDSON COUNTY TAX MAP 93-15.

EXHIBIT
LC SOBRO, LLC PROPERTY
702, 706, 710, 716 & 718 THIRD AVENUE SOUTH
& 204 ASH STREET
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE

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