Bill Garrett Davidson County
Batch# 49189 DEEDQC
01/19/2018 10:26:20 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180119-0005740

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED
FOR COMBINATION OF TAX PARCELS

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
The Elpizo Fund, LLC 3518 W. Hamilton Avenue Nashville, Tennessee 37218	SAME	069-04-0-031.00 069-04-0-032.00 069-04-0-033.00

WHEREAS, by [i] General Warranty Deed of record in Instrument No.: 20180109-0002544, Register's Office for Davidson County, Tennessee; [ii] General Warranty Deed of record in Instrument No.: 20180109-0002545, Register's Office for Davidson County, Tennessee; and [iii] General Warranty Deed of record in Instrument No.: 20180109-0002546, Register's Office for Davidson County, Tennessee, The Elpizo Fund, LLC, a Tennessee limited liability company ("Elpizo") is the owner of the certain real properties in Davidson County, Tennessee, specifically described in Exhibit A attached hereto and incorporated herein (collectively, the "Property").

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Elpizo's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Elpizo enters into this Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE ELPIZO FUND, LLC,** a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **THE ELPIZO FUND, LLC,** a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tracts or parcels of land located in Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein.

The purpose for this conveyance is to combine three tax parcels as one tax parcel.

Map/Parcel 069-04-0-031.00 is improved property known as 4005 Clarksville Pike, Nashville, Tennessee 37218. Map/Parcel 069-04-0-032.00 is improved property, known as 4007 Clarksville Pike, Nashville, Tennessee 37218. Map/Parcel 069-04-0-033.00 is unimproved property, known as 4009 Clarksville Pike, Nashville, Tennessee 37218.

Said Property is conveyed 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 the 17th day of January, 2018.

GRANTOR:

THE ELPIZO FUND, LLC

By: _____
Samuel E. Kirk, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the state and county aforesaid, personally appeared Samuel E. Kirk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Elpizo Fund, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, as President.

WITNESS my hand, at office, this 17th day of January, 2018.

Andrea P. Perry
NOTARY PUBLIC

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 17th day of January, 2018.

Beth M. Woodard
NOTARY PUBLIC

My Commission Expires:

07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Map/Parcel 069-04-0-031.00:

Land in Davidson County, Tennessee, being Lot No. 3, Section BB, on the Plan of Fairview, not of record, described according to a survey made by Blanchard and Parrish Surveyors, as follows:

Said Lot No. 3 fronts 100 feet on the westerly side of the Nashville and Clarksville Road known as Highway #112, and runs back between parallel lines 300 feet to the east line of Lot No. 24; the southerly line of said lot being 175 feet northerly from and parallel with Fairview Drive.

Being the same property conveyed to James Quarles and Patracia Quarles, by deed of record in Instrument No. 20070501-0051731, Register's Office for Davidson County, Tennessee

This is improved property known as 4005 Clarksville Pike, Nashville, Tennessee 37218.

Map/Parcel 069-04-0-032.00:

Land in Davidson County, Tennessee, being Lot No. 4, Block BB, on the Plan of Revised Map of Fairview Subdivision, as shown on plat of record in Plat Book 1130, page 54, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Blondell M. Strong and husband, Charles E. Kimbrough, by deed of record in Book 9413, page 37, Register's Office for Davidson County, Tennessee.

This is improved property known as 4007 Clarksville Pike, Nashville, Tennessee 37218.

Map/Parcel 069-04-0-033.00:

All of Lot 5, Section BB. Said lot being a part of a subdivision known as Fairview, and surveyed by Blanchard and Parrish Surveyors, Nashville, Tennessee. Said lot of land fronts 100 feet on West line of Highway No. 112

(also known as 41-A Highway) and runs back between parallel lines to a depth of 200 feet. The Plan of record in Plat Book 1130, page 54, said Register's Office.

Being the same property conveyed to Charles E. Kimbrough and Blondell M. Strong, by deed of record in Book 9725, page 55, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Barbara E. Mann, Trustee of the Horace Mann Family Trust U/A/D/ June 11, 2104, by deed of record in Instrument No. 20140630-0057381, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4009 Clarksville Pike, Nashville, Tennessee 37218.

SAID PROPERTY IS FURTHER DESCRIBED IN THAT CERTAIN SURVEY DATED JANUARY 30, 2017, CONDUCTED BY AHLER & ASSOCIATES, LLC UNDER THE SUPERVISION OF JOSEPH E. AHLER AS FOLLOWS:

A TRACT OF LAND IN METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING GENERALLY LOCATED WEST OF CLARKSVILLE PIKE AND NORTH OF FAIRVIEW DRIVE AND

BEING ALL OF LOTS 3, 4, AND 5 , BLOCK BB OF THE REVISED MAP OF FAIRVIEW SUBDIVISION AS EVIDENCED IN PLAT BOOK 1130, PAGE 54, R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT IN THE WESTERN MARGIN OF CLARKSVILLE PIKE (R.O.W. VARIES), SAID POINT BEING THE NORTHEAST CORNER OF THE MORNING STAR PARTNERS TRACT, AS EVIDENCED IN INSTRUMENT 20160219, PAGE 0015762, R.O.D.C., TN, THENCE

1. LEAVING SAID MARGIN OF SAID CLARKSVILLE PIKE AND WITH THE NORTHERN LINE OF SAID MORNING STAR PARTNERS, N 77°35'15" W A DISTANCE OF 199.56' TO A POINT, THE NORTHEAST CORNER OF THE CHARLES BEVERLY TRACT, AS EVIDENCED IN INSTRUMENT 20000110, PAGE 0003185, R.O.D.C., TN , THENCE

2. WITH THE NORTHERN LINE OF SAID BEVERLY TRACT, N 76°33'20" W A DISTANCE OF 99.95' TO A POINT IN THE EASTERN LINE OF THE YOHANCE PRICE TRACT, AS EVIDENCED IN INSTRUMENT 20080304, PAGE 0021589, R.O.D.C., TN, THENCE

3. WITH THE EASTERN LINE OF SAID PRICE TRACT, N 12°20'37" E A DISTANCE OF 194.66' TO A POINT IN THE SOUTHERN LINE OF

MELISSA PAR, AS EVIDENCED IN INSTRUMENT 20130410, PAGE 0035461, R.O.D.C., TN, THENCE

4. WITH PAR'S SOUTHERN LINE, S 79°13'20" E A DISTANCE OF 99.95' TO A POINT IN PAR'S EASTERN LINE, THENCE

5. WITH PAR'S EASTERN LINE, N 12°29'46" E A DISTANCE OF 100.39' TO A POINT IN THE SOUTHERN LINE OF THE NANCY RYANS TRACT, AS EVIDENCED IN INSTRUMENT 20060620, PAGE 0073678, R.O.D.C., TN, THENCE

6. WITH SAID RYANS SOUTHERN LINE, S 77°35'15" E A DISTANCE OF 199.56' TO A POINT IN THE WESTERN MARGIN OF SAID CLARKSVILLE PIKE, THENCE

7. WITH SAID MARGIN OF CLARKSVILLE PIKE, S 12°26'26" W A DISTANCE OF 299.70' TO THE POINT OF BEGINNING AND CONTAINING 79,563.8 SQ. FT. OR 1.8 ACRES MORE OR LESS.