Bill Garrett Davidson County
Batch# 62148 DEEDQC
02/23/2018 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180223-0017497

THIS INSTRUMENT PREPARED BY: **Talbott Ottinger, Esq.** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 22nd day of February 2018. Notary Public My Commission Expires: Nov 5, 2018

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Spacebox West Nashville, LLC 112 Sheffield Loop Hattiesburg, MS 39402	New Owner	09112017500 & 09112017400

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between Spacebox West Nashville, LLC, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

This is improved Property known as 4305-4307 Alabama Avenue, Nashville, TN 37209.

Grantor further covenants for itself alone that Grantor is lawfully seized of the estate hereby conveyed by it, has full right and power to convey the same.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of Consolidation to be effective for all purposes as of the 22nd day of February, 2018.

Spacebox West Nashville, LLC,
a Tennessee limited liability company

By: _____
Bennett V. York, Manager

STATE OF Mississippi)
COUNTY OF DeSoto)

Personally appeared before me, Bennett V. York, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of **Spacebox West Nashville, LLC, a Tennessee limited liability company** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of February, 2018.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 110615 MISTY C. ALPHIN Commission Expires Oct. 30, 2018 DESOTO COUNTY

_____
Notary Public
My Commission Expires: 10-30-2018

EXHIBIT A

Unconsolidated Description

Tract No. I: 4305 Alabama Avenue, Nashville, TN 37209 (Tax ID #09112017500)

Being Lot Nos. 210 and 212 of Block 20 on the plan of Plan No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Spacebox West Nashville, LLC, as of record in Instrument Number 20170403-0031911, at the Register's Office for Davidson County, Tennessee.

Tract No. II: 4307 Alabama Avenue, Nashville, TN 37209 (Tax ID #09112017400)

Being Lot Nos. 214, 216, 218, 220, 222, and 224, in Block No. 20, on the plan of West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Spacebox West Nashville, LLC, as of record in Instrument Number 20170403-0031911, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

This description combines Parcels 174 and 175, Map 91-92 also known as 4305 and 4307 Alabama Avenue, Nashville TN.

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 210, 212, 214, 216, 218, 220, 222 & 224 of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Alabama Avenue and the easterly right-of-way line of 44th Avenue North, 50 feet in width;

Thence leaving the easterly right-of-way line of 44th Avenue North, with the southerly right-of-way line of Alabama Avenue, North 88 deg 00 min 39 sec East, 205.50 feet to an iron rod set at a corner common with F & F Real Estate Management, LLC, as of record in Deed Book 11159, Page 411, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-away line of Alabama Avenue with the westerly property line of F & F Real Estate Management, LLC, South 01 deg 42 min 43 sec East, 150.00 feet to an iron rod set in the northerly right-of-way line of Alley #1200, 25 feet in width;

Thence with the northerly right-of-way line of Alley #1200, South 88 deg 00 min 39 sec West, 205.50 feet to a point at the intersection with the easterly right-of-way line of 44th Avenue North;

Thence leaving the northerly right-of-way line of Alley #1200, with the easterly right-of-way line of 44th Avenue North, North 01 deg 42 min 43 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 30,825 square feet or 0.708 acres more or less.

Being the same property conveyed to Spacebox West Nashville, LLC, as of record in Instrument Number 20170403-0031911, at the Register's Office for Davidson County, Tennessee.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

