Bill Garrett Davidson County
Batch# 68803 DEEDQC
03/13/2018 03:09:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180313-0023821

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Engineering, LLC
2002 Richard Jones Road, Suite C304
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $10.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
_____, Affiant
Subscribed and sworn before me this the
13 Day of March, 2018.
Rebecca Varela, Deputy Register

ADDRESS OF NEW OWNER:
Van Buren, LLC
619 Edgewood Avenue-Suite 200
Atlanta,GA 30312

SEND TAX BILLS TO:
NEW OWNER

TAX MAP/PARCEL NO.
Tax Map: 82-05
Parcels: 154.00, 155.00, 161.00,

QUITCLAIM DEED

For and in consideration of the sum of Ten (10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Van Buren, LLC, by these presents do hereby quitclaim and convey unto Van Buren, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land situated in the City of Nashville, Davidson County, Tennessee, being located in the 19th Civil District, and being Lots # 126-131, 154-156 on the McGavock' s City Park Lots as recorded in Book 57, Page 101 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a capped iron rod (new) located at the northwestern corner of the property being herein described and having Tennessee State Plane Coordinates of North 673694.13, East 1736556.08, said point also being located at the intersection of the eastern right-of-way line of 1st Avenue North, having a right-of-way width of 50 feet and the southern right-of-way line of Van Buren Street, having a right-of-way width of 50 feet; thence, leaving said point, with and along the southern right-of-way line of Van Buren Street North 63 degrees 00 minutes 46 seconds East, 365.60 feet to a capped iron rod (new) said point being located at the northeastern most corner of the property being herein described and located at the intersection of the southern

right-of-way line of Van Buren Street and the western right-of-way line of Adams Street, having a right-of-way width of 50 feet at this location; thence, leaving said point with and along the western right-of-way line South 27 degrees 06 minutes 32 seconds East, 148.00 feet to a capped iron rod (old) near a fence corner; thence, leaving said point and western right-of-way line of Adams Street, with and along an existing fence, South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (old) located at the center point of an abandoned 16 foot wide alley; thence, leaving said point South 27 degrees 06 minutes 32 seconds East, 150.00 feet to a capped iron rod (new), the same point being the southeastern most corner of the property being herein described; thence, leaving said point South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (new) on the eastern right-of-way line of the aforementioned 1st Avenue North, said point also being the southwestern corner of the property being herein described; thence, leaving said point, with and along the eastern right-of-way line of 1st A venue North, North 27 degrees 06 minutes 32 seconds West, 298.00 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 81,528.98 Square Feet or 1.872+/- Acres.
Previously conveyed in Instrument No. 20161129-0124791

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to Van Buren, LLC, by deed of record as Instrument No. 20161129-0124792, RODC, and as shown in the attached Exhibit of Van Buren, LLC Property dated 03-12-2018.

Witness my hand and seal on this the 13th day of March, 2018.

Van Buren, LLC

By: _____
Chris Carter - Owner

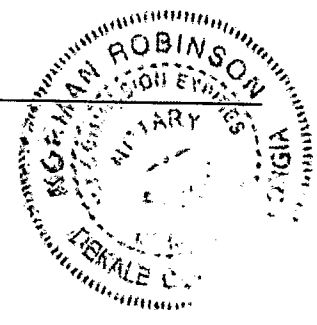
State of ~~Tennessee~~ Georgia)
County of ~~Davidson~~ DeKalb)

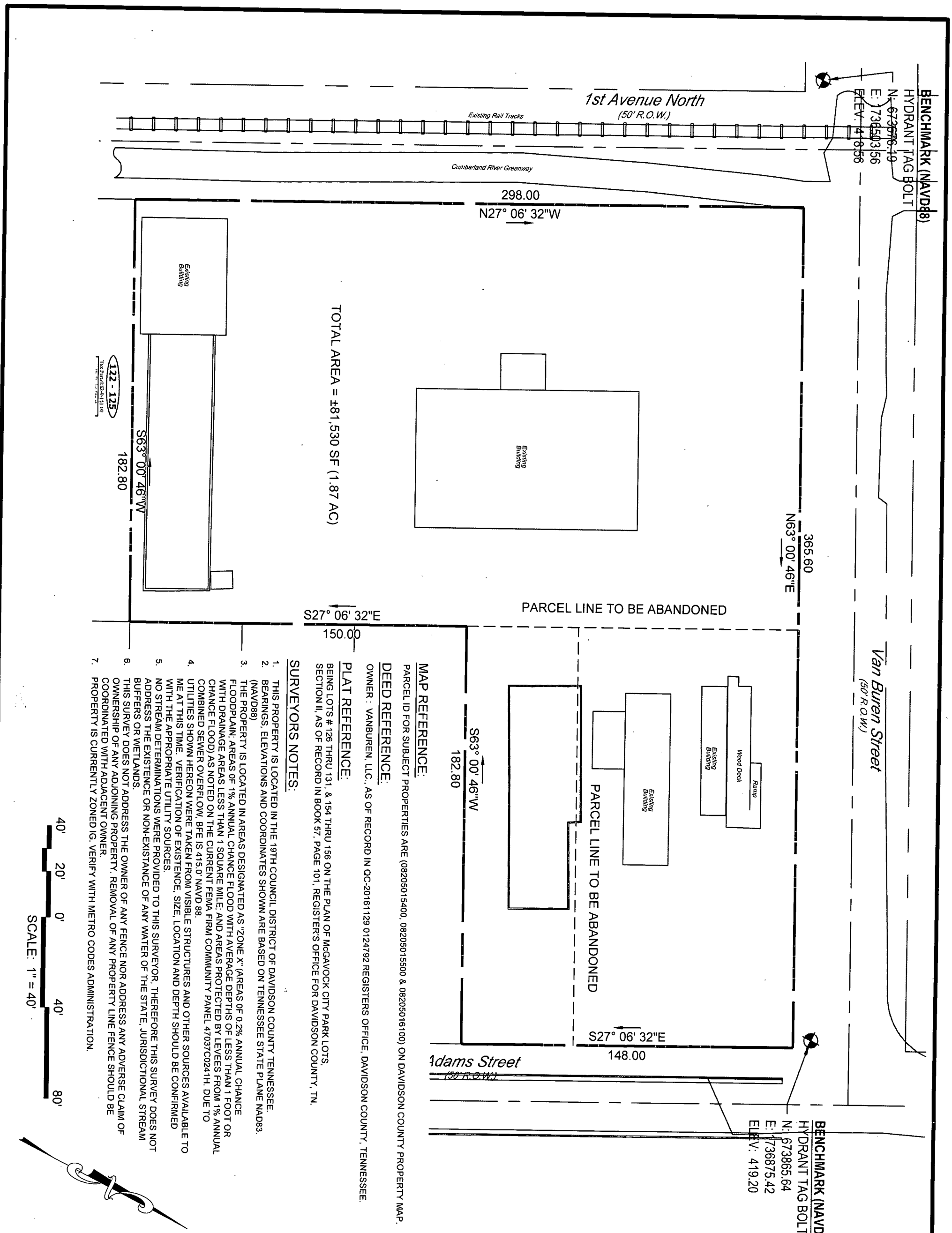
Personally appeared before me, the undersigned authority, a Notary Public for said County and State Georgia, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2018.

_____
Notary Public

My commission expires: 3/21/18





MAP REFERENCE:
PARCEL ID FOR SUBJECT PROPERTIES ARE (08205015400, 08205015500 & 08205016100) ON DAVIDSON COUNTY PROPERTY MAP.

DEED REFERENCE:
OWNER : VANBUREN, LLC., AS OF RECORD IN QC-20161129 0124792 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE:
BEING LOTS # 126 THRU 131, & 154 THRU 156 ON THE PLAN OF McGAVOCK CITY PARK LOTS, SECTION II, AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

SURVEYORS NOTES:

1. THIS PROPERTY IS LOCATED IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE.
2. BEARINGS, ELEVATIONS AND COORDINATES SHOWN ARE BASED ON TENNESSEE STATE PLANE NAD83. (NAVD88)
3. THE PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS 0F 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0241H. DUE TO COMBINED SEWER OVERFLOW, BFE IS 415.0' NAVD 88.
4. UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE STRUCTURES AND OTHER SOURCES AVAILABLE TO ME AT THIS TIME. VERIFICATION OF EXISTENCE, SIZE, LOCATION AND DEPTH SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY SOURCES.
5. NO STREAM DETERMINATIONS WERE PROVIDED TO THIS SURVEYOR, THEREFORE THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTANCE OF ANY WATER OF THE STATE, JURISDICTIONAL STREAM BUFFERS OR WETLANDS.
6. THIS SURVEY DOES NOT ADDRESS THE OWNER OF ANY FENCE NOR ADDRESS ANY ADVERSE CLAIM OF OWNERSHIP OF ANY ADJOINING PROPERTY. REMOVAL OF ANY PROPERTY LINE FENCE SHOULD BE COORDINATED WITH ADJACENT OWNER.
7. PROPERTY IS CURRENTLY ZONED IG. VERIFY WITH METRO CODES ADMINISTRATION.

40' 20' 0' 40' 80'
SCALE: 1" = 40'

EXH

PARCEL CONSOLIDATION EXHIBIT

EXHIBIT FOR:
91 VAN BUREN STREET
DAVIDSON COUNTY
FOREST HILLS, TENNESSEE 37208

FULMER ENGINEERING
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215