This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 95567 DEEDQC
05/22/2018 02:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180522-0049098

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
LC SoBro I, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	Same
Map & Parcel No.: 092 008.08	

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

This is unimproved property known as 702, 706, 710, 716, 718 3rd Avenue, 713, 717, 721, 723 2nd Avenue and 204 Ash Street, Nashville, Tennessee.

The 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 this 18th day of May, 2018.

LC SOBRO, LLC, an Ohio limited liability company

By: _____
Name: Michael J. DeNicholas II
Title: President

STATE OF OHIO

COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Michael J. DeNicholas II, 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 LC SOBRO, LLC, the within-named bargainor, an Ohio limited liability company, and that he, as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office on this the 14th day of May, 2018.

_____
Notary Public

My Commission Expires:
N/A

NOTARIAL SEAL STATE OF OHIO

STEPHEN INTIHAR
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

STATE OF OHIO)

COUNTY OF FRANKLIN)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: N/A

NOTARIAL SEAL STATE OF OHIO

STEPHEN INTIHAR
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Exhibit A

TRACT 1:
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.

TRACT 2:
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.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 02/23/2015 from Deborah K. Alexander, Sandra D. Graves, Sheila A. Delk, Jimmy W. Alexander, Raymond H. Alexander, Dan R. Alexander and Terry M. Alexander of record in Instrument 20150223-0015509, Register's Office for Davidson County, Tennessee.

201805220049098

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 12/23/2015 from Anne Edwards, James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards of record in Instrument 20151223-0129297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 03/30/2017 from Richland South, LLC, a Tennessee limited liability company of record in Instrument 20170331-0031470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Quit Claim Deed dated 03/30/2017 from Richland South, LLC, a Tennessee limited liability company of record in Instrument 20170331-0031471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC by Quit Claim Deed dated 01/16/2018 from LC SoBro, LLC of record in Instrument 20180117-0004913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC by Quit Claim Deed dated 01/16/2018 from LC SoBro, LLC of record in Instrument 20180117-0004921, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY