*** THE PURPOSE OF THIS INSTRUMENT IS THE CONSOLIDATION OF FOUR (4) CONTIGOUS PARCELS INTO (1) PARCEL.**

Karen Y Johnson Davidson County
Batch# 154755 DEEDQC
10/29/2018 12:50:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181029-0106847

This instrument prepared by:

Adam G. LaFevor
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

CONSIDERATION CERTIFICATE

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 the 26th day of October, 2018.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Notary Public

My Commission Expires: 5/6/19

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Lflats, LLC P.O. Box 150204 Nashville, TN 37215	New Owner	08116028700 08116028800 08116028900 08116029000

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lflats, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Lflats, LLC**, a Tennessee limited liability company ("Grantee"), its, successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

TRACT 1: **08116028700**

Land in Davidson County, Tennessee, being Lot(s) 14 & 15, as shown on the map entitled McGavock's Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed by Warranty Deed to Lflats, LLC, from Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 19th day of November, 2018 in Instrument No. 20180119-0005677, in the Register's Office of Davidson County, Tennessee.

TRACT 2: **08116028800**

Land in Davidson County, Tennessee, being Lot 16, as shown on the map entitled McGavock's Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed by Warranty Deed to Lflats, LLC, from Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 19th day of November, 2018 in Instrument No. 20180119-0005677, in the Register's Office of Davidson County, Tennessee.

TRACT 3: **08116028900**

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot 17, as shown on the map entitled McGavock's Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said easterly 25 feet of Lot 17 fronts 25 feet on the south side of Scovel Street and runs back between parallel lines 150 feet more or less, to the north line of Madison Street.

Being a portion of the same property conveyed by Warranty Deed to Lflats, LLC, from Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 19th day of November, 2018 in Instrument No. 20180119-0005677, in the Register's Office of Davidson County, Tennessee.

TRACT 4: **08116029000**

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot 17, as shown on the map entitled McGavock's Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said westerly 25 feet of Lot 17

fronts 25 feet on the south side of Scovel Street and runs back between parallel lines 157 feet to Madison Street.

Being a portion of the same property conveyed by Warranty Deed to Lflats, LLC, from Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 19th day of November, 2018 in Instrument No. 20180119-0005677, in the Register's Office of Davidson County, Tennessee.

THE LEGAL DESCRIPTION OF THE CONSOLDATED PARCEL IS AS FOLLOWS:

Land lying in the 19TH Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Davidson County Property Tax Parcels 08116028700, 08116028800, 08116028900, 08116029000, and being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way (43 feet wide) of Scovel Street with the westerly right-of-way (50 feet wide) of Tenth Avenue North, thence with said easterly right-of-way, South 16 degrees 12 minutes 49 seconds East 145.53 feet to the intersection with the northerly right-of-way (30 feet wide) of Reverend Doctor Enoch Jones Boulevard;

Thence with said northerly right-of-way, South 73 degrees 03 minutes 13 minutes West 200.00 feet to the southeast corner of Keith E. Caldwell, Instrument Number 200805020045147;

Thence with the eastern line of Caldwell and Fifteenth Avenue Baptist Village Manor, Inc., Instrument Number 20050505005792, North 16 degrees 12 minutes 49 seconds West 146.44 feet to the northeast corner of Fifteenth Avenue Baptist Village Manor, and the aforementioned Scovel Street right-of-way;

Thence with said southerly right-of-way, North 73 degrees 18 minutes 53 seconds East 199.99 feet to the BEGINNING containing 0.67 acres or 29,195 square feet more or less.

Being the same property conveyed by Warranty Deed to Lflats, LLC from Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 19th day of November, 2018 in Instrument No. 20180119-0005677, Register's Office for Davidson County, Tennessee.

ATTACHED AS EXHIBIT A IS A SURVEY DEPICTING THE CONSOLIDATED PARCEL

[SIGNATURES ON FOLLOWING PAGE]

GRANTOR:

LFLATS, LLC

By: Derek B Lisle

Printed: Derek B Lisle

Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Lflats, LLC, and that he, as Member, executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 25th day of October, 2018.

Notary Public

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

My Commission Expires: 11/8/21