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

Karen Y Johnson Davidson County
Batch# 174000 DEEDQC
12/13/2018 03:34:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181213-0121551

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 13th DAY OF December 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES
8/23/22

TARA G. MANION NOTARY PUBLIC COBB COUNTY GA

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
Broadstone Stockyard Flats, LLC 2525 E Camelback Rd Ste 500 Phoenix, AZ 85016	NEW OWNER	Tax Map: 82-13 Parcel: 362.00 Tax Map: 82-14 Parcel: 5.00

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, Broadstone Stockyard Flats, LLC by these presents do hereby quitclaim and convey unto Broadstone Stockyard Flats, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a parcel of land in the 19th Council District of Davidson County Tennessee, said parcels being recorded in Instrument No. 201810107-0103171, as recorded in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said property being generally located of north and adjacent to Stockyard Street, north of James Robertson Parkway, east of and adjacent to 3RD Avenue North, west of and adjacent to 2ND Avenue North, said parcel is more particularly described as follows;

Beginning at an iron rod set in the north right of way of Stockyard Street and the east right of way of 3RD Avenue North, said pin also being the southwest corner of Tax Map 82-13, Parcel 362.00 and the southwest corner of herein described tract;

Thence leaving said Stockyard Street and with the east right of way of 3rd Avenue North, North 27°05'18" West, 175.26 feet to an iron rod new, said rod being the southwest corner of the Metropolitan Government Property, (Book 11027, Page 558, R.O.D.C.Tn.), said rod also being the northwest corner of Tax Map 82-13, Parcel 362.00 and the northwest corner of herein described tract;

Thence leaving 3rd Avenue North and with the south line of said Metropolitan Government Property and the north line of said herein described tract, North 36°18'36" East, 53.74 feet to an iron rod new;

Thence continuing with said line, North 63°10'22" East, 20.00 feet to an iron rod new, said rod being the northwest corner of Tax Map 82-14, Parcel 5.00;

Thence leaving said Tax Map 82-13, Parcel 362.00 and with the north line of said Tax Map 82-14, Parcel 5.00 and continuing with said north line of said herein described tract, North 36°54'54" East, 248.77 feet to an iron rod new in the west right of way of 2nd Avenue north, said rod being the southeast corner of said Metropolitan Government Property and the northeast corner of herein described tract;

Thence leaving said Metropolitan Government Property and with said west right of way of 2nd Avenue North, South 27°12'50" East, 306.58 feet to an iron rod new in said north right of way of Stockyard Street, said rod also being the southeast corner of herein tract described;

Thence leaving said 2nd Avenue North and with said north right of way of Stockyard Street, South 62°34'48" West, 292.32 feet to the point of beginning and containing 69590.37 Square feet or 1.60 Acres more or less.

The above description is based on an ALTA/NSPS Land Title Survey of the subject property done by Robert M. Searson, Tn RLS # 1666 with SM & E, dated 02-13-2018

Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

Included in the above description but excluded from this conveyance is a Sidewalk Right of Way Dedication and being more particularly described as follows;

SIDEWALK RIGHT OF WAY DEDICATION

Beginning at an iron pin set in the north right of way of Stockyard Street and the east right of way of 3RD Avenue North, said pin also being the southwest corner of a portion of the Broadstone Stockyard Flats, LLC, as shown on Tax Map 82-13, Parcel 362.00, said pin also being the southwest corner of herein described tract, said pin also being the POINT OF BEGINNING for herein described dedication;

Thence leaving Stockyard Street and with the east right of way of 3RD Avenue North, North 27°05'18" West 175.26 feet to an iron pin, said pin being the northwest corner of herein described dedication, said pin also being the southwest corner of the Metropolitan Government of Nashville and Davidson County Property, (Book 11173, Page 904, R.O.D.C.Tn.);

Thence leaving said 3rd Avenue North and with the south line of said Metropolitan Government of Nashville and Davidson County Property, North 36°18'36" East 11.46 feet to a point;

Thence leaving said Metropolitan Government of Nashville and Davidson County Property and along a new line for the next (3) calls:
Thence South 27°05'18" East 176.33 feet to a point;
Thence North 62°34'48" East 277.32 feet to a point;
Thence North 27°12'50" West 300.29 feet to a point in said south line of the Metropolitan Government of Nashville and Davidson County Property;

Thence with the south line of said Metropolitan Government of Nashville and Davidson County Property, North 36°54'54" East 5.28 feet to an iron pin in the west right of way of 2nd Avenue North, said pin also being the southeast corner of said Metropolitan Government of Nashville and Davidson County Property, said pin also being the northeast corner of said herein described dedication;

Thence leaving said Metropolitan Government of Nashville and Davidson County Property and with said 2nd Avenue North, South 27°12'50" East 306.58 feet to an iron pin in the north right of way of said Stockyard Street, said pin also being the southeast corner of said herein described dedication;

Thence leaving said 2nd Avenue North and with said north right of way of Stockyard Street, South 62°34'48" West 292.32 feet to the point of beginning and containing 4,381.90 Square Feet or 0.10 Acres more or less.

The above description is based on an ALTA/NSPS Land Title Survey of the subject property done by Robert M. Searson, Tn RLS # 1666 with SM & E, dated 02-13-2018

Above described area is to be dedicated for a future sidewalk.

Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to Broadstone Stockyard Flats, LLC, by deed of record as Instrument No. 20181017-0103172, RODC, and as shown in the attached Exhibit of Broadstone Stockyard Flats, LLC Property dated 10-16-2018.

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

Broadstone Stockyard Flats, LLC
By: Broadstone Stockyard Flats Alliance, LLC, its managing member
By: _____
Todd Ogelsby, Member

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

Personally appeared before me, the undersigned authority, a Notary Public for said County and State Todd Ogelsby, 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 December 2018.

_____
Notary Public

My commission expires: 8/23/22

TARA G. MANION
NOTARY
PUBLIC
COBB COUNTY GA