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

Karen Y Johnson Davidson County
Batch# 174000 DEEDQC
12/13/2018 03:34:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20181213-0121552

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: 82-14 Parcels: 12.00, 13.00, 81.00, 85.00, & 86.00

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 parcel being recorded in Instrument No. 20181017-0103171, as recorded in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said property being generally located of south 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 pin set in the south right of way of Stockyard Street and the east right of way of 3RD Avenue North, said pin also being the northwest corner of Tax Map 82-14, Parcel 81.00 and the northwest corner of herein described tract;

Thence leaving said 3rd Avenue North and along the south right of way Stockyard Street, North 62°34'48" East, 120.53 feet to an iron rod old, said rod being the northeast corner of said Tax Map 82-14, Parcel 81.00, said rod also being the northwest corner of Tax Map 82-14, Parcel 85.00;

Thence continuing with said Stockyard Street and with same said bearing, North 62°34'48" East, 171.20 feet to an iron rod new in the west right of way of 2nd Avenue North, said rod being the northeast corner of Tax Map 82-14, Parcel 86.00 and the northeast corner of said herein tract described;

Thence leaving said Stockyard Street and with the west right of way of said 2nd Avenue North, South 27°12'50" East, 266.45 feet to an iron rod new, said rod being the northeast corner of the Tennessee Education Association Property, (Book 8167, Page 494, R.O.D.C.Tn.), said rod also being the southeast corner of said herein tract described;

Thence leaving said 2nd Avenue North and with the north line of said Tennessee Education Association Property and the south line of said herein tract described, South 62°51'34" West, 169.51 feet to a nail (old), said nail being the southwest corner of Tax Map 82-14, Parcel 85.00;

Thence leaving said Tax Map 82-14, Parcel 85.00 and continuing with said line, South 27°37'00" East, 1.58 feet to a point, said point being the southeast corner of Tax Map 82-14, Parcel 13.00;

Thence continuing with said line, South 62°45'32" West, 121.71 feet to a 5/8" Iron Rod in the east right of way of said 3rd Avenue North, said rod being the northwest corner of said Tennessee Education Association Property and the southwest corner of herein tract described;
Thence leaving said Tennessee Education Association Property and with the east right of way of 3rd Avenue North, North 27°19'33" West 199.08 feet to a pk nail (Old), said nail being the southwest corner of said Tax Map 82-14, Parcel 81.00, said nail also being the northwest corner of Tax Map 82-14, Parcel 12.00;

Thence continuing with said 3RD Avenue North and with same said bearing North 27°19'33" West 67.74 feet to the point of beginning and containing 77660.60 Square Feet or 1.78 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 an Alley Right of Way Dedication and being more particularly described as follows;

ALLEY RIGHT OF WAY DEDICATION

Beginning at an iron pin set in the south right of way of Stockyard Street and the east right of way of 3RD Avenue North, said pin also being the northwest corner of a portion of the Broadstone Stockyard Flats LLC, said pin also being the Point of Commencement for herein described tract;

Thence leaving said Stockyard Street and with the east right of way of 3rd Avenue North, South 27°19'33" East, 67.74 feet to a pk nail (Old), said nail being the southwest corner of said Tax Map 82-14, Parcel 81.00 said nail also being the northwest corner of the Broadstone Stockyard Flats LLC, as shown on Tax Map 82-14, Parcel 12.00;

Thence continuing with said 3RD Avenue North and with same said bearing, South 27°19'33" East 189.08 feet to the POINT OF BEGINNING FOR THIS DESCRIPTION, said point being the northwest corner of herein tract described tract;

Thence leaving said 3rd Avenue North and along a new severance line, North 62°30'24" East 291.23 feet to a point in the west right of way of said 2nd Avenue North, said point being the northeast corner of herein described tract;

Thence leaving new severance line and along said west right of way of 2nd Avenue north, South 27°12'50" East 10.00 feet to an iron pin, said pin being the southeast corner of a portion of the Broadstone Stockyard Flats, LLC, as shown on Tax Map 82-14, Parcel 86.00, said pin also being the northeast corner of the Tennessee Education Association property, (Book 8167, Page 494, R.O.D.C.Tn.);

Thence leaving said 2ND Avenue North and with the north line of said Tennessee Education Association property, South 62°51'34" West 169.51 feet to a corner post;

Thence continuing with said Tennessee Education Association, South 27°37'00" East 1.58 feet to a point;

Thence continuing with said Tennessee Education Association, South 62°45'32" West 121.71 feet to a a 5/8-inch iron rod in said east right of way of 3RD Avenue North, said rod being the southwest corner of said Broadstone Stockyard Flats LLC, as shown on Tax Map 82-14, Parcel 13.00, said pin also being the northwest corner of said Tennessee Education Association property, said pin also being the southwest corner of herein described tract;

Thence leaving said Tennessee Education Association property and with said right of way of 3RD Avenue North, North 27°19'33" West 10.00 feet to the point of beginning and containing 2856.40 Square Feet or 0.066 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 tract to be a future Dedicated Alley.

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

Also 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 south right of way of Stockyard Street and the east right of way of 3RD Avenue North, said pin also being the northwest corner of a portion of the Broadstone Stockyard Flats, LLC, as shown on Tax Map 82-14, Parcel 81.00, said pin also being the northwest corner of herein described tract, said pin also being the POINT OF BEGINNING for herein described dedication;

Thence leaving 3RD Avenue North and with the south right of way of Stockyard Street, North 62°34'48" East 291.73 feet to an iron pin in the west right of way of 2nd Avenue North, said pin also being the northeast corner of herein described dedication;

Thence leaving said south right of way of Stockyard Street and with the west right of way of said 2nd Avenue North, South 27°12'50" East 256.45 feet to a point in the north right of way of a dedicated alley right of way as recorded in , said point also being the southeast corner of herein described dedication;

Thence leaving said 2nd Avenue North and along the north right of way of said dedicated alley, South 62°30'24" West 5.25 feet to a point;

Thence leaving said dedicated alley and along a new line for the next (3) calls, North 27°12'50" West 252.46 feet to a point;
Thence South 62°34'48" West 276.22 feet to a point;
Thence South 27°19'33" East 252.81 feet to a point in said north right of way of a dedicated alley;

Thence with said dedicated alley, South 62°30'24" West 10.25 feet to a point in said east right of way of said 3rd Avenue North, said point being the southwest corner of herein described dedication;

Thence leaving said dedicated Alley and with said east right of way of 3RD Avenue North, North 27°19'33" West 189.08 feet PK Nail;

Thence continuing with said 3rd Avenue North, North 27°19'33" West 67.74 feet to the point of beginning and containing 5,083.59 Square Feet or 0.12 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 Oglesby, 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