Instrument Prepared By:
Stephen Intihar
100 S. Third St.
Columbus, Ohio 43215

Karen Y Johnson Davidson County
Batch# 179342 DEEDQC
12/31/2018 03:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181231-0126628

QUIT CLAIM DEED

Address of New Owner as Follows:	*Sent Tax Bills To:*
LC Germantown Owner, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	Same
Map & Parcel No.: 082 09 0 375.00	

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

SEE ATTACHED EXHIBIT "A"

This is improved property known as 1226 2nd Ave. N., Nashville, Tennessee.

The property is conveyed subject to such limitations, restrictions, and encumbrances, as may affect the property.

Being the same property conveyed from McRedmond Partners, LLC to LC Germantown, LLC, an Ohio limited liability company by Special Warranty Deed dated 08/19/2015 Instrument No. 20150820-0084215 and Quitclaim Deed dated 08/20/2015 Instrument No. 20150820-0084216, Register's Office for Davidson County, Tennessee.

Executed as of the 28th day of December, 2018, by Grantor's duly authorized officer.

LC GERMANTOWN, LLC,
an Ohio limited liability company

By: R. J. Miller
Print Name: Richard J. Miller
Title: Senior Vice President

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

Before me, the undersigned Notary Public, of the state and county aforesaid, dully commissioned and qualified, personally appeared ~~Michael J. DeAscentis II~~ Richard J. Miller, 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 ~~Manager~~ Senior Vice President, of **LC GERMANTOWN, LLC**, the within named bargainor, an Ohio limited liability company, and that he as such Manager, 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 Manager.

Witness my hand and seal at office on this 21st day of December, 2018.

Notary Public
Commission Expiration: 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 21st day of December, 2018.

NOTARY PUBLIC

Commission Expiration: NA

(seal)

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.

201812310126628

EXHIBIT "A"

Land situated in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Tax Map ID #08209037500 and being more particularly described as follows:

Commencing at an iron rod (found) in the westerly right-of-way margin of First Avenue North (a 49.5 foot wide right-of-way) and 15.0 feet in a southeasterly direction from the centerline of Monroe Street; thence South 26°59'22" East, 10.00 feet to an iron rod (new) at the intersection of the current southerly right-of-way margin of Monroe Street, (varying width right-of-way) and the westerly right-of-way margin of First Avenue North, the northeasterly property corner of this tract and being the Point of Beginning;

Thence leaving Monroe Street and with the westerly right-of-way margin of First Avenue North, South 26°59'22" East, a distance of 547.89 feet to an iron rod (new) on the northerly right-of-way margin of Madison Street (varying width right-of-way);

Thence, leaving First Avenue North and with the northerly right-of-way margin of Madison Street, for the next 5 calls:

1. South 63°05'12" West, a distance of 227.67 feet to an iron rod (new);

2. Thence, South 70°51'32" West, a distance of 87.38 feet to an iron rod (new);

3. Thence, with a curve turning to the right with a radius of 268.00 feet, an arc length of 17.33 feet, a chord bearing of South 70°58'05" West and a chord length of 17.32 feet to an iron rod (new);

4. Thence, South 72°49'12" West, distance of 13.20 feet to an iron rod (new);

5. Thence, with a curve turning to the right with a radius of 25.00 feet, an arc length of 5.61 feet, a chord bearing of South 79°15'13" West and a chord length of 5.60 feet to an iron rod (new) in the easterly right-of-way margin of Second Avenue North (varying right-of-way width);

Thence leaving Madison Avenue and with the easterly right-of-way margin of Second Avenue North, for the next 4 calls:

1. North 27°00'27" East, 253.20 feet to an iron rod (new);

2. Thence, with a curve turning to the left with a radius of 65.50 feet, an arc length of 21.30 feet, a chord bearing of North 36°19'24" West and a chord length of 21.21 feet to an iron rod (new);

3. Thence, with a reverse curve turning to the right with a radius of 21.50 feet, an arc length of 6.99 feet, a chord bearing of North 36°19'24" West and a chord length of 6.96 feet to an iron rod (new);

4. Thence North 27°00'27" West, a distance of 250.00 feet to an iron rod (new) in the said southerly right-of-way margin of Monroe Street;

Thence, leaving Second Avenue North and with the southerly right-of-way margin of Monroe Street, North 63°15'44" East, a distance of 354.50 feet to The Point of Beginning, containing 4.409 acres (192,035 square feet), more or less.

Being the same property conveyed to LC Germantown, LLC, an Ohio limited liability company from McRedmond Partners, LLC, a Tennessee limited liability company by Warranty Deed dated 08/19/2015 of record in Instrument 201508200084215, and by Quitclaim Deed dated 08/19/2015 of record in Instrument 201508200084216, Register's Office for Davidson County, Tennessee less that land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Agreement For Dedication of Easement and\or Public Street Right-of-Way, dated 04/12/2016 of record in Instrument Number 201605090045777, Register's Office of Davidson County, Tennessee.

201812310126628

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