NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
RSD 27th Avenue, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	New Owner's Address	See Exhibit B for a complete list of Map/Parcel Nos. Consolidated by this instrument
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "Deed") is made as of this 27th day of February, 2019, by **RSD 27th AVENUE, LLC**, a Tennessee limited liability company ("RSD").

WHEREAS, pursuant to those certain deeds of record which are referenced in Exhibit A attached hereto (the "Prior Deeds"), each of which has been delivered and recorded in the Register's Office for Davidson County, Tennessee prior to the recordation of this Deed, the real property described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to RSD; and

WHEREAS, it is RSD's intention and desire, by the delivery and recording of this Deed, to consolidate into a single parcel the contiguous parcels that have been transferred to RSD pursuant to the Prior Deeds.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RSD, acting by and through its duly authorized representative, does hereby quitclaim, transfer and convey unto itself, its successors and assigns, all right title and interest in the Property.

Karen Johnson Davidson County
Batch# 201193 DEEDQC
03/01/2019 04:11:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190301-0019075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2019.

THERESA HOSTETTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

NOTARY PUBLIC
My Commission Expires: 10-7-2019

RSD hereby consolidates into one parcel described on Exhibit A the contiguous parcels which have heretofore been acquired by RSD pursuant to the Prior Deeds.

RSD has executed and delivered this Quitclaim Deed and Instrument of Consolidation on the date first above written.

RSD 27th Avenue, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation, its Manager

By: _____
Name: Brian Hoffman
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Theresa Hostetler, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Red Seal Development Corp., an Illinois limited liability company, the Manager of RSD 27th Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the Manager of RSD 27th Avenue, LLC by himself as President of the limited liability company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27th day of February, 2019.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

EXHIBIT A

Property Description

Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee, and being portions of Lots 2 and 4 in Block "C" of M. S. Pilcher's Addition as recorded in Plat Book 57, Page 91, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western ROW of 27th Avenue North (50' wide); bounded on the south by the northern right of way (ROW) of Delaware Avenue (50' wide); bounded on the west by Lot 6 of said plat being Brett A. Kling as recorded in Instrument Number 201210090092418, RODC; and bounded on the north by the southern ROW of Alley #936 (16' wide). Tract being more particularly described according to a survey dated January 10, 2019, prepared by L. Brandon Lambert, Registered Land Surveyor No. 2828, Project No. 554718016 as follows:

POINT OF BEGINNING being a found ½" iron rod lying on the southwest ROW intersection of said Alley #936 and said 27th Avenue North; thence along said western ROW of 27th Avenue North South 04°46'39" West 170.00 feet to a set iron rod with cap; thence along said northern ROW of Delaware Avenue North 82°43'36" West 120.00 feet to a set iron rod with cap; thence along the common line of said Lot 6 North 04°46'39" East 170.00 feet to a set iron rod with cap; thence along said southern ROW of Alley #936 South 82°43'36" East 120.00 feet to the point of beginning.

And being a part of the real property conveyed to RSD 27th Avenue, LLC pursuant to the following deeds of record in the Register's Office for Davidson County, Tennessee:

Special Warranty Deed from Theam Associates, LLC at Instrument No. 20180815-0080935; and

Quitclaim Deed from Theam Associates at Instrument No. 20180815-0080936.

EXHIBIT B

List of Tax Parcel Numbers

092-10-240.00
092-10-241.00
092-10-242.00
092-10-243.00