THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **McKenzie Laird Ottinger Leach, PLLC** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	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 6th day of May, 2019 Notary Public My Commission Expires: 1/8/2022

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 226428 DEEDQC
05/06/2019 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190506-0042211

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Willow Street Partners, LLC **Attn: W. McClain Towery** **3201 Trevor Street, Suite 200** **Nashville, Tennessee 37209**	**New Owner**	093-12-0032.00 093-12-0033.00 093-12-0034.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between WILLOW STREET PARTNERS, LLC, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

This is improved Property known as **229, 231, and 233 Willow Street, Nashville, Davidson County, Tennessee 37210**.

Grantor further covenants for itself alone that Grantor is lawfully seized of the estate hereby conveyed by it, has full right and power to convey the same.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of Consolidation to be effective for all purposes as of the 6 day of May, 2019.

WILLOW STREET PARTNERS, LLC,
a Tennessee limited liability company

By: _____
W. McClain Towery, President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, MCCLAIN TOWERY, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of **WILLOW STREET PARTNERS, LLC**, a Tennessee limited liability company and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of May, 2019.

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 1/8/2022

4822-8677-1350, v. 2

EXHIBIT A

Unconsolidated Description

Land in Davidson County, Tennessee, being Lots 53, 54, and 55, as shown on the Map titled Pageot's Fairfield Village, of record in Plat Book 21, Page 82, 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 to WILLOW STREET PARTNERS, LLC, a Tennessee limited liability company, by Quitclaim Deed recorded on September 15, 2016, from Talbott P. Ottinger, Robert Brady Mills, and Elliott Kyle, in Instrument No. 20160915-0097079 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

LOTS 53, 54, 55

Beginning at point on the southern right of way for Willow Street, common corner with Lot 52 recorded in Subdivision entitled " Part of Lots 52-60, Pageot's Fairfield Village" in Plat Book 21 Page 82 in Davidson County Register of Deeds, said point being located 150 feet northwest from the point of intersection of the southern right of way of Willow Street and the West right of way of Decatur, thence with the line of Lot 52 South 05 Degrees 43 Minutes 17 Seconds West for 170.00 feet to point in the north right of way of Alley Number 151;

Thence with said line and with Lots 53, 54 and 55, North 83 Degrees 53 Minutes 01 Seconds West for 150.00 feet to a point common corner with Lot 56;

Thence said line North 05 Degrees 43 Minutes 17 Seconds East for 170.00 feet to a point in the southern right of way for Willow Street;

Thence with line South 83 Degrees 53 Minutes 01 Seconds East for Mouse 150.00 feet to the point of beginning.

Land Description prepared by Kenneth D. Church, TN RLS 1004, TTL USA, 5010 Linbar Drive # 153, Nashville, Tennessee 37211. Source of bearings and distances per survey prepare by S. Scott Cherry dated June 27, 2016.

Area of Parcel 0.20 acres more or less (8,500 square feet more or less)

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: May 3, 2021

