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 Johnson Davidson County
Batch# 318195 DEEDQC
11/21/2019 01:59:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191121-0120429

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15th DAY OF November, 2019.

Official Seal
Angela M Hoffmann
Notary Public State of Illinois
My Commission Expires 04/21/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES
4/21/2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
NASHVILLE PHASE I PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FL C/O AJ CAPITAL CHICAGO, IL 60661	NEW OWNER	Tax Map: 105-3 Parcels: 171.00, 174.00, 178.00, and 179.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Nashville Phase I Property Holder LLC, by these presents do hereby quitclaim and convey unto Nashville Phase I Property Holder 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 tract of land lying in Nashville, Davidson County, Tennessee; also being portions of Lots 1-9, 4A; all of Lots 120-128; closed alleys; and a part of abandoned Brown Street all shown on the Map of Part of the Houston & Humphrey's Addition of record in Plat Book 974, Page 7 in the Register's Office for Davidson County, Tennessee;

Commencing at the intersection of the easterly right-of-way line of Martin Street, 60 feet in width, and the southerly right-of-way line of Chestnut Street, 60 feet in width;

Thence with the existing right-of-way line of Martin Street, South 31 deg 12 min 03 sec East, 3.00 feet to a point at the intersection with the proposed southerly right-of-way line of Chestnut Street;

Thence along the proposed southerly right-of-way line of Chestnut Street for the following calls:

- North 59 deg 26 min 39 sec East, 223.52 feet to a point

- North 30 deg 41 min 19 sec West, 3.00 feet to a point on the existing southerly right-of-way line of Chestnut Street

Thence with the southerly right-of-way line of Chestnut Street, North 59 deg 26 min 39 sec East, 147.28 feet to a point;

Thence leaving the existing southerly right-of-way line of Chestnut Street with the proposed southerly right-of-way line of Chestnut Street for the following calls:

- South 30 deg 33 min 21 sec East, 2.50 feet to a point
- North 59 deg 26 min 39 sec East, 89.55 feet to a point on the westerly right-of-way line of CSX Railroad

Thence with the westerly right-of-way line of CSX Railroad for the following calls:

- South 49 deg 48 min 51 sec East, 156.23 feet to a point
- South 59 deg 26 min 39 sec West, 9.90 feet to a point
- South 59 sec 14 min 19 sec East, 54.05 feet to a point
- South 07 deg 29 min 48 sec West, 8.91 feet to a point
- South 49 deg 48 min 51 sec East, 29.70 feet to a point at a corner common with the property conveyed to Houston Street Partners, LLC of record in Instrument Number 20051128-0143055 also being the terminus of the abandoned right-of-way of Brown Street;

Thence leaving the said railroad right-of-way with the westerly line of Houston Street Partners also being the centerline of abandoned Brown Street, South 07 deg 29 min 48 sec West, 114.97 feet to a point at the terminus of Brown Street;

Thence with the right-of-way line of Brown Street for the following calls:

- North 82 deg 30 min 12 sec West, 25.00 feet to a point
- South 07 deg 29 min 48 sec West, 164.97 feet to the intersection of the westerly right-of-way line of Brown Street and the Northerly right-of-way line of Houston Street, width varies;

Thence with the northerly right-of-way line of Houston Street, North 82 deg 02 min 49 sec West, 431.54 feet to a point at the intersection of the southerly right-of-way line of Houston Street and the southerly right-of-way line of Martin Street, 60 feet in width;

Thence with the southerly right-of-way line of Martin Street, North 31 deg 21 min 03 sec West, 165.81 feet to the point of beginning; containing 157,453 square feet or 3.615 acres more or less;

Being a portion of the property conveyed to Nashville Phase I Property Holder LLC of record in Instrument Number 20190312-0022493 less and except the proposed right-of-way dedications along the southerly right-of-way line of Chestnut Street

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being a portion of the property conveyed to Nashville Phase I Property Holder LLC, by deed of record as Instrument No.

20190312-0022493, RODC, and as shown in the attached Exhibit of Nashville Phase I Property Holder LLC Property dated 1-29-2018 (prepared for previous ownership).

Witness my hand and seal on this the 15th day of November, 2019.

Nashville Phase I Property Holder LLC

By: _____
Name: Benjamin Weprin
Its: Authorized Signatory

STATE OF Illinois)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Benjamin Weprin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of Nashville Phase I Property Holder LLC, a Delaware limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

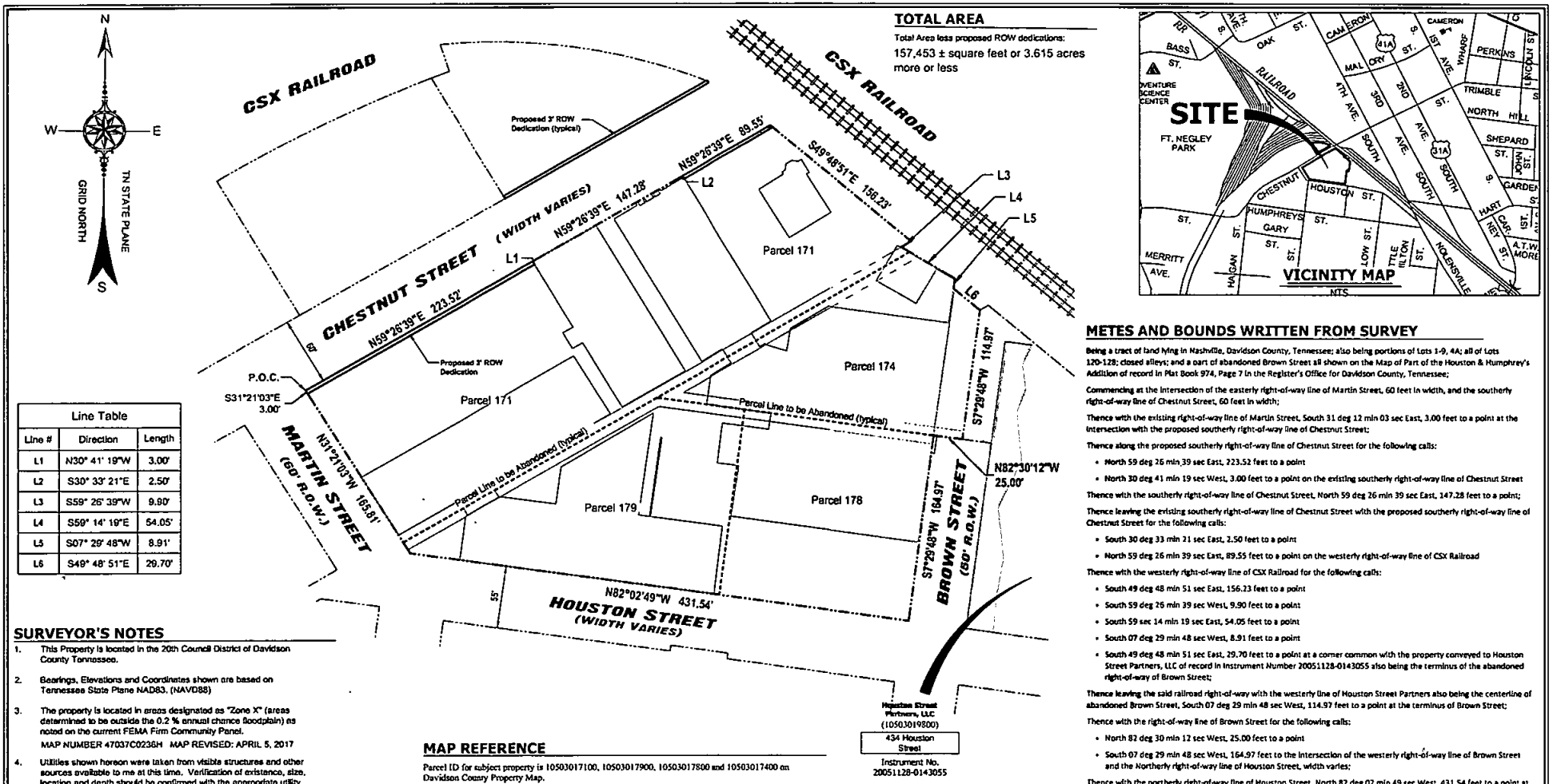
WITNESS my hand and seal at office this 15th day of November, 2019.

_____
Angela M. Hoffmann
Notary Public

My Commission Expires:

4/21/2022

Official Seal
Angela M Hoffmann
Notary Public State of Illinois
My Commission Expires 04/21/2022



TOTAL AREA

Total Area less proposed ROW dedications:
157,453 ± square feet or 3.615 acres more or less

Line Table		
Line #	Direction	Length
L1	N30° 41' 19"W	3.00'
L2	S30° 33' 21"E	2.50'
L3	S59° 26' 39"W	9.90'
L4	S59° 14' 19"E	54.05'
L5	S07° 29' 48"W	8.91'
L6	S49° 48' 51"E	29.70'

METES AND BOUNDS WRITTEN FROM SURVEY

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being portions of Lots 1-9, 4A; all of Lots 120-128; closed alleys; and a part of abandoned Brown Street all shown on the Map of Part of the Houston & Humphrey's Addition of record in Plat Book 974, Page 7 in the Register's Office for Davidson County, Tennessee;

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Thence with the southerly right-of-way line of Martin Street, North 31 deg 21 min 03 sec West, 165.81 feet to the point of beginning; containing 157,453 square feet or 3.615 acres more or less;

Being the same property conveyed to May Hosiery Partnership, LLC of record in Instrument Number 20150211-0012829 less and except the proposed right-of-way dedications along the southerly right-of-way line of Chestnut Street

SURVEYOR'S NOTES

1. This Property is located in the 20th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.
   MAP NUMBER 47037C0236H MAP REVISED: APRIL 5, 2017
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore, this survey is subject to the findings of an accurate title search.

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

CALL BEFORE YOU
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

MAP REFERENCE

Parcel ID for subject property is 10503017100, 10503017900, 10503017800 and 10503017400 on Davidson County Property Map.

DEED REFERENCE

Owner : May Hosiery Partnership, as of record in Book OC-20150211-0012829 Registers Office, Davidson County, Tennessee.

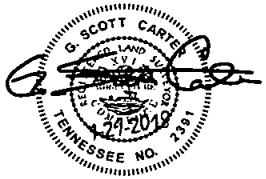
PLAT REFERENCE

Being Lots 1 thru 9, Lot 120 thru 126, Part of Lot 127 and Lot 128 on the Humphrey Houston & Martin Addition, as of record in Plat Book 974, Page 7 in the Register's Office for Davidson County, Tn.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391



CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

Issue Date:	1-29-18
Project ID:	CHESTNUT
Drafted By:	BB
Field Crew:	x

Consolidation Exhibit
of
May Hosiery Partnership Property
Nashville, Davidson County, Tennessee 37203

GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.