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 11th day of March, 2020, by **RSD HAMILTON 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# 371454 DEEDQC
03/12/2020 02:18:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200312-0027871

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 11th day of March, 2020.

Theresa Hostetler
NOTARY PUBLIC
My Commission Expires: 10-2-2023

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

4844-0634-1559.1

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 Hamilton Avenue, LLC, a Tennessee limited liability company

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

By: _____
Name: B. 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 Hamilton 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 Hamilton Avenue, LLC by himself as President of the limited liability company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11th day of March, 2020.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

EXHIBIT A

Property Description

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee, and being Lots 1 - 6 of Subdivision of Block 4, 12 and Part of 11 of Hamilton Land, as recorded in Plan Book 2, Page 150, Chancery Court of Nashville, Tennessee, and portions of Block 11 and an alley of Hamilton's Subdivision as recorded in Minute 1, Page 97, Davidson County Court, a portion of said alley being closed by Ordinance Number BL201-1342. Said tract being bounded on the south by the northern Right of Way (ROW) of Hamilton Avenue (70' wide), bounded on the west by the eastern ROW of CSX Railroad (width varies), bounded on the north by a portion of Block 10 of said Hamilton's Subdivision being Swayze Properties, LLC, as recorded in Instrument Number 200110040107703, Register's Office of Davidson County, Tennessee, (RODC) and by a portion of Block 10 of said Hamilton's Subdivision being Thomas C. McEwen Living Trust as recorded in Instrument Number 201602250018177, RODC, and bounded on the east by the western ROW of Hagan Street (50' wide). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the northwest ROW intersection of said Hamilton Avenue and Hagan Street and being the south east corner of the tract being described; thence along said northern ROW of Hamilton Avenue North 82°41'34" West 469.00 feet to a set iron rod with cap; thence along said eastern ROW of CSX Railroad with a curve to the right having an arc length of 180.90 feet, a radius of 1815.00 feet, a central angle of 05°42'38", and having a chord bearing and distance of North 11°48'49" East 180.82 feet to a found iron rod with "RAGAN SMITH" cap; thence along the common line of said Swayze Properties and said Thomas C. McEwen Living Trust South 82°57'49" East 453.58 feet to a point; thence along said western ROW of Hagan Street South 06°55'32" West 182.41 feet to the point of beginning. Bearings based on Tennessee State Plane Coordinate System. Tract contains 83,913 square feet or 1.93 acres, according to a Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated August 18, 2017, last revised January 8, 2019, and designated as Project No. 514717005.

Being the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deeds of record as Instrument Nos. 20190125-0007764, Instrument No. 20190125-0007765 and Instrument No. 20190125-0007766, said Register's Office.

EXHIBIT B

List of Tax Parcel Numbers

105-06-0-258.00
105-06-0-259.00
105-06-0-260.00
105-06-0-261.00

P/O 105-06-0-257.00
P/O 105-06-0-342.00