This Instrument Prepared By:
Crystal W. Caro
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20110021885 DEEDQC
Recvd: 04/13/11 15:19 8 pgs
Fees:42.00 Taxes:0.00
20110413-0028609

# QUITCLAIM DEED

From: **NASHVILLE RIVER PARK APARTMENTS, LLC**, a Tennessee limited liability company, Grantor

To: **WCO VILLAGE GREEN APARTMENTS, LLC**, a Tennessee nonprofit limited liability company, Grantee

Map-Parcel Numbers:
#081-020-175.00

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Address New Owner(s):

WCO Village Green Apartments, LLC
222 Oriel Avenue
Nashville, TN 37210

Name and Address of Entity Responsible for Payment of Real Property Taxes:
WCO Village Green Apartments, LLC
222 Oriel Avenue
Nashville, TN 37210

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

**SUBSCRIBED AND SWORN TO** before me, this the 12th day of April, 2011.

Notary Public

My Commission Expires: 11-07-2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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FOR AND IN CONSIDERATION OF the sum of Zero and No/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, NASHVILLE RIVER PARK APARTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does quitclaim unto WCO Village Green Apartments, LLC, a Tennessee nonprofit limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson

County, State of Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2027 Ed Temple Boulevard, Nashville, Tennessee 37208.

This document may be executed in multiple counterparts, all of which together shall constitute one and the same document. Execution of this Agreement may be evidenced by facsimile signature.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

***[Remainder of Page Intentionally Left Blank]***

Witness my hand this ____ day of April, 2011.

**NASHVILLE RIVER PARK APARTMENTS, LLC,** a Tennessee limited liability company

BY: **Leon and Jessica Zektser Trust,**
Its Member

By: _____ Co-Trustee
**Leon Zektser**, Co-Trustee

By: _____ Co-Trustee
**Jessica Zektser**, Co-Trustee

BY: **Sharrock Family Trust of 2003**
Its Member

By: _____
**Tim A. Sharrock**, Trustee

By: _____
**Jan Sharrock**, Trustee

***[Acknowledgments appear on the following pages]***

Witness my hand this 8 day of April, 2011.

**NASHVILLE RIVER PARK APARTMENTS, LLC,** a Tennessee limited liability company

BY: **Leon and Jessica Zektser Trust,**
Its Member

By: _____
**Leon Zektser,** Co-Trustee

By: _____
**Jessica Zektser,** Co-Trustee

BY: **Sharrock Family Trust of 2003**
Its Member

By: _____, Trustee
**Tim A. Sharrock,** Trustee

By: _____, trustee
**Jan Sharrock,** Trustee

***[Acknowledgments appear on the following pages]***

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On 4-8-2011 (Date) before me, B. W. Hall (Here Insert Name and Title of the Officer),

personally appeared Leon Jakovlevich Zektser, Jessica Lynne Zektser (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

B.W. HALL
COMM. #1925355
NOTARY PUBLIC ●CALIFORNIA
San Francisco County
Commission Expires February 12, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: B. W. Hall (Signature of Notary Public)

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Individual | ☐ Individual |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Attorney in Fact | ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |
| RIGHT THUMBPRINT OF SIGNER — Top of thumb here | RIGHT THUMBPRINT OF SIGNER — Top of thumb here |

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Item #5907

STATE OF California )
COUNTY OF Contra Costa )

Before me, Susan A. Vanguelpen a Notary Public of said County and State, personally appeared Tim A. Sharrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Sharrock Family Trust of 2003, a member of Nashville River Park Apartments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Co-Trustee of the trust member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Co-Trustee of the trust member.

Witness my hand and seal, at Office in Danville California, this 8 day of April, 2011.

Susan A. Vanguelpen
Notary Public

My Commission Expires:

March 19, 2013

SUSAN A. VANGUELPEN
Commission # 1840959
Notary Public - California
Contra Costa County
My Comm. Expires Mar 19, 2013

STATE OF California )
COUNTY OF Contra Costa )

Before me, Susan A. Vanguelpen a Notary Public of said County and State, personally appeared Jan Sharrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Sharrock Family Trust of 2003, a member of Nashville River Park Apartments, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Co-Trustee of the trust member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Co-Trustee of the trust member.

Witness my hand and seal, at Office in Danville California, this 8 day of April, 2011.

Susan A. Vanguelpen
Notary Public

My Commission Expires:

March 19, 2013

SUSAN A. VANGUELPEN
Commission # 1840959
Notary Public - California
Contra Costa County
My Comm. Expires Mar 19, 2013

## EXHIBIT A

## PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the Ghenwa Eltiti Property as of record in Instrument No. 200706050066967-R.O.D.C.,TN, the David F. Sherrill & Faye S. Sherrill Revocable Living Trust Property as of record in Instrument No. 200608020093749-R.O.D.C., TN, the Riverview Motors, Inc. Property as of record in Deed Book 8664, Page 978-R.O.D.C.,TN and the Yeongsu Baek, et ux Property as of record in Instrument No. 200701160006343-R.O.D.C.,TN, bounded on the East by the westerly margin of Ed Temple Boulevard, bounded on the South by the Metro Government Board of Parks Property as of record in Deed Book 8337, Page 223-R.O.D.C.,TN, bounded on the West by the Charles Binkley & Eatherly Family Holding Company as of record in Instrument No. 200807240076112-R.O.D.C.,TN and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being in the westerly margin of Ed Temple Boulevard, said pin being the northeast corner of the Metro Government Board of Parks Property as of record in Deed Book 8337, Page 223-R.O.D.C.,TN and being the southeast corner of the tract herein described;

Thence a common line with the Metro Government Board of Parks Property as of record in Deed Book 8337, Page 223-R.O.D.C.,TN North 74 degrees 37 minutes 20 seconds West, 794.26 feet to an existing iron pin found;

Thence, a common line with the Charles Binkley & Eatherly Family Holding Company as of record in Instrument No. 200807240076112-R.O.D.C.,TN North 36 degrees 29 minutes 48 seconds East, 393.24 feet to an existing iron pin found;

Thence, a common line with the Ghenwa Eltiti property as of record in Instrument No. 200706050066967-R.O.D.C.,TN, the David F. Sherrill & Faye S. Sherrill Revocable Living Trust as of record in Instrument No. 200608020093749-R.O.D.C.,TN and the Riverview Motors, Inc. Property as of record in Deed Book 8664, Page 978-R.O.D.C.,TN South 53 degrees 21 minutes 33 seconds East, 550.00 feet to an existing iron pin found;

Thence, a common line with the Yeongsu Baek, et ux Property as of record in Instrument No. 200701160006343-R.O.D.C.,TN South 36 degrees 43 minutes 32 seconds West, 126.45 feet to an existing iron pin found;

Thence, South 74 degrees 39 minutes 26 seconds East, 202.64 feet to an existing iron pin found in the westerly margin of Ed Temple Boulevard;

Thence, with said margin, South 36 degrees 34 minutes 15 seconds West, 3.71 feet to the beginning of a curve to the left;

Thence, with said curve having a central angle of 5 degrees 51 minutes 25 seconds, a radius of 476.74 feet, a length of 48.73 feet and a chord bearing and distance of South 33 degrees 38 minutes 33 seconds West, 48.71 feet to the POINT OF BEGINNING.

Containing 167,523 square feet or 3.84 acres, more or less.

Being the same property conveyed to Nashville River Park Apartments LLC, a Tennessee limited liability company from Leon Zektser and Jessica L. Zektser by deed of record in Instrument No. 200707060081116, in the Register's Office for Davidson County, Tennessee, and being the same property as conveyed to WCO Village Green Apartments, LLC, a Tennessee nonprofit limited liability company, from Nashville River Park Apartments, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20110413002 8608, said Register's Office.

The description of the property was obtained from an ALTA/ACSM Land Title Survey prepared by: Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115 under seal and certification of Brian A. McCain, P.L.S., TN RLS No. 2256, dated January 4, 2011, last revised February 15, 2011.