BILL GARRETT, Davidson County
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ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Marketplace Residences, LLC, 3500 Lenox Road NE, Suite 1800, Atlanta GA 30326	Owner	08213010200

QUITCLAIM DEED

Know all persons by these presents, that JAE W. SHIM, an individual resident of the State of Tennessee (hereinafter referred to as "Grantor"), does hereby release, remise, quitclaim and give unto MARKETPLACE RESIDENCES, a Delaware limited liability company (hereinafter referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 9th day of April, 2013.

_____(SEAL)
Jae W. Shim

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, of the state and county mentioned, personally appeared Jae W. Shim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing his name.

Witness my hand, at office, this 9 day of April, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transaction is $0.00.

Subscribed and sworn to before me
this the 9 day of April, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

_____
Jae W. Shim

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

EXHIBIT A

A tract of land in the 19th Council District, Davidson County, Tennessee. Tract being bounded on the North by the southern Right of Way (ROW) of Locklayer Street (a 50' public ROW), on the east by the western ROW of Rosa L. Parks ROW (a 80' public ROW), on the south by the United States Tobacco Mamf. LTD. Partnership as recorded in Book 11415, Page 225, Registers Office Davidson County, Tennessee, (RODC) and on the west by the eastern ROW of 9th Avenue North (a 33' public ROW). Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southeastern intersection ROW of said 9th Avenue North and Locklayer Street; thence along the southern ROW of said Locklayer Street North 62°07'" East 187.74 feet to an iron rod new; thence with a curve to the right having a length of 47.28 feet, a radius of 30.00 feet, a central angle of 90°18'" and a chord bearing and distance of South 72°42'58" West 42.54 feet to an iron rod new on the western ROW of said Rosa L. Parks; thence along said western ROW South 27°33'" East 427.95 feet to an iron rod new at the northeastern corner of the said United States Tobacco Mamf. LTD. Partnership tract; thence leaving said ROW with the northern line of the said United States Tobacco Mamf. LTD. Partnership tract South 62°04'" West 213.48feet to a PK nail old on the eastern ROW of said 9th Avenue North; thence along said eastern ROW North 28°07'" West 458.30 feet to the point of beginning.

Containing 98,633 square feet or 2.26 acres.

Being whatever interest in the foregoing property that may have been conveyed to Grantor by deed of record in Book 9259, Page 723, Register's Office For Davidson County, Tennessee, by Quitclaim Deed of record in Book 9374, Page 216, said Register's Office or by Quitclaim Deed of Record in Instrument No. 201302140015359, in said Register's Office.