This Instrument Prepared By:
Bradley Arant Boult Cummings LLP (JRH)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130076026 DEEDQC
Recvd: 09/03/13 14:34 4 pgs
Fees:22.00 Taxes:0.00
20130903-0092664

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| LNC Nashville, LLC<br>322 Pioneer Lane<br>Nashville, TN 37206 | N/A | 09311023300 |

WHEREAS, Grantor (as defined below) owns certain real property more particularly described in Exhibit A (the "Property") attached hereto and incorporated herein by this reference; and

WHERAS, the Property is subject to the Rutledge Hill Redevelopment Plan, as amended (the "Redevelopment Plan"), approved by Ordinance No. 080-133 and amended by Ordinance Nos. 86-1131, 87-1695, 91-1520, 97-754, 97-755 and BL2005-875 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson, Tennessee (collectively, the "Metropolitan Ordinance"); and

WHEREAS, Grantor, as defined below, is authorized pursuant to the Metropolitan Ordinance and the provisions of the Tennessee Housing Authorities Law, Tenn. Code Ann. § 13-20-101, et. seq, et. seq. (the "Act), to sell the Property for redevelopment.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Act (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to LNC NASHVILLE, LLC (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the Property.

By acceptance of this Quitclaim Deed, Grantee, for itself, its successors and assigns, covenants that, as covenants running with the land, Grantee will comply with the terms and requirements of the Redevelopment Plan and the Development Agreement.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that all things necessary to constitute this Quitclaim Deed as valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with applicable law.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the 3RD day of September, 2013.

**GRANTOR:**

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
James L. Thiltgen, Deputy Executive Director

7/3196217.2
063258-000000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Thiltgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Deputy Executive Director of Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §§ 13-20-101, et sec., the within named bargainor, and that he as such Deputy Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by himself as such Deputy Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of September, 2013.

Denise Hagewood

NOTARY PUBLIC

DENISE HAGEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

My commission expires: 3/3/2015

STATE OF TENNESSEE )
DAVIDSON COUNTY )

The actual consideration for this transfer is $0 for recording and transfer tax purposes. .

AFFIANT

Subscribed and sworn to before me, this 3RD day of September, 2013.

NOTARY PUBLIC

JACQUELYN POWELL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My commission expires June 21, 2016

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063258-000000

# EXHIBIT A

Property Description

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Lot 1 Lindsley Property Plan Revision to Lot Nos. 36, 37 and 38 and the easterly part of Lot Nos. 49, 50 and 57 of record in Plat Instrument No. 20070323-0035285, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by quitclaim deed recorded as Instrument No. 20130903-0092663 in the Register's Office for Davidson County, Tennessee.