BILL GARRETT, Davidson County
Trans:T20130097889 DEEDQC
Recvd: 11/18/13 12:38 4 pgs
Fees:22.00 Taxes:0.00
20131118-0118772

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owners:	Send Tax Bills To:	Map and Parcel #
Valley View Partners, LLC **306 42nd Avenue North** **Nashville, TN 37209**	**New Owner**	**See attached Exhibit A**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged **Kevin McGinn and Tim Wilson**, by these presents does hereby quitclaim and convey unto **Valley View Partners, LLC, a Tennessee limited liability company**, their heirs and assigns, all their right, title and interest in and to the following described tract of land:

See attached Exhibit A

Kevin McGinn and Tim Wilson certify that this property is not the usual place of residence of their spouse or their children.

This is improved property known as 263, 265, 267, 269, 271, 273 38th Ave. N, Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Kevin McGinn

Tim Wilson

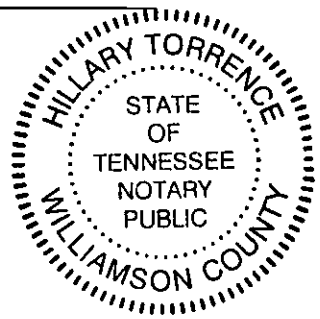
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2013, before me personally appeared **Kevin McGinn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 15th day of November, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16



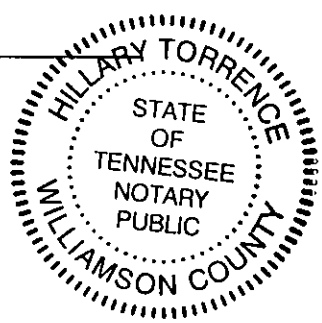
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2013, before me personally appeared **Tim Wilson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 15th day of November, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 15th day of November, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

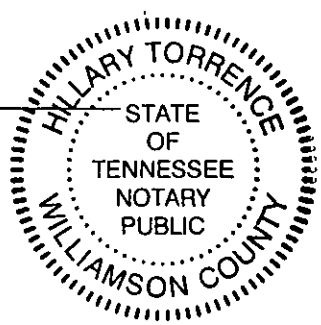


Exhibit A

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF 38th AVENUE NORTH, BOUNDED ON THE SOUTH BY THE TRISHA JULIANO PROPERTY, AS OF RECORD IN INSTRUMENT No. 201005060034810 - (R.O.D.C.,TN), THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942-(R.O.D.C.,TN),THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), AND THE MILDRED HUDGINS REALTY, LLC PROPERTY, AS OF RECORD IN INSTRUMENT No. 200211010 134422 - (R.O.D.C., TN), BOUNDED ON THE WEST AND NORTH BY THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871-(R.O.D.C.,TN), LYING GENERALLY SOUTH OF DAKOTA AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) IN THE WESTERLY MARGIN OF 38th AVENUE NORTH, SAID RAILROAD SPIKE BEING LOCATED APPROXIMATELY 382.6' SOUTHERLY OF THE SOUTHERLY MARGIN OF DAKOTA AVENUE, THENCE, CONTINUING WITH THE WESTERLY MARGIN OF 38th AVENUE NORTH, S06"29'28"W, 231.53' TO AN IRON ROD (SET) AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 0 1"11 '35 ", A RADIUS OF 4,749.50', A LENGTH OF 98.90', AND A CHORD BEARING AND DISTANCE OF S07"08'36"W, 98.89' TO AN IRON ROD (FOUND);

THENCE, A COMMON LINE WITH THE TRISHA JULIANO PROPERTY, AS OF RECORD IN INSTRUMENT No. 201005060034810-(R.O.D.C., TN), THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942-(R.O.D.C.,TN), N81"57'50"W, 83.72' TO AN IRON ROD (FOUND) IN THE REAR LINE OF THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942-(R.O.D.C.,TN);

THENCE, CONTINUING WITH A COMMON LINE WITH THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942-(R.O.D.C.,TN), AND THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), N72"41 '50"W, 51.20' TO AN IRON ROD (FOUND) IN THE REAR LINE OF THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN);

THENCE CONTINUING WITH A COMMON LINE WITH THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), AND THE MILDRED HUDGINS REALTY, LLC PROPERTY, AS OF RECORD IN INSTRUMENT No. 200211010134422-(R.O.D.C.,TN), N84"51 '50"W, 64.30' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871-(R.O.D.C., TN), AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, WITH COMMON LINES WITH THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871-(R.O.D.C., TN) THE FOLLOWING 4 CALLS:

N06"40'10"E, 306.50' TO AN IRON ROD (FOUND):
S83"19'50"E, 95.00' TO AN IRON ROD (FOUND):
N06"40'10"E, 14.20' TO AN IRON ROD (FOUND);
S83"19'50"E, 103.39' TO THE POINT OF BEGINNING.

CONTAINING 63,232 SQUARE FEET, OR 1,452 ACRES, MORE OR LESS.

Being the same property conveyed to VALLEY VIEW PARTNERS, LLC, by deed from KEVIN MCGINN AND TIM WILSON, of record in Instrument No. 20080708-0070083, dated June 24, 2008, said Register's Office.

Map-Par Nos.:
104-01-0-422.00
104-01-0-423.00
104-01-0-424.00
104-01-0-425.00
104-01-0-426.00
104-01-0-427.00