This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20130100436 DEEDQC
Recvd: 11/27/13 10:23 5 pgs
Fees:27.00 Taxes:0.00
20131127-0121723

QUITCLAIM DEED

FROM: NASHVILLE URBAN VENTURE, LLC, Grantor

TO: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	Grantee is Tax Exempt (See TCA §67-4-409(f)(i))	Map 93-09; Parcel 2.00

THE TRANSFER OF REALTY UNDER THIS GENERAL WARRANTY DEED IS EXEMPT FROM PRIVILEGE TAX ON RECORDING PURSUANT TO THE PROVISIONS OF T.C.A. 67-4-409(f)(2) (MUNICIPALITY AS GRANTEE).

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00), the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE URBAN VENTURE, LLC**, a Delaware limited liability company ("Grantor"), does quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. §13-20-101, et. seq. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is unimproved property known as 1033 Demonbreun Street, Nashville, Tennessee 37203.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 26 day of November, 2013.

GRANTOR:

NASHVILLE URBAN VENTURE, LLC, a Delaware limited liability company

By: _____

Print Name: James S. Turner Jr

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melissa S. Phillips, a Notary Public of said County and State, personally appeared James S. Turner, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of NASHVILLE URBAN VENTURE, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of November, 2013.

MELISSA S. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires: 1/6/2014

EXHIBIT A
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT No. 2, ON THE HORIZONTAL PROPERTY REGIME FOR GULCH LAND CONCOMINIUM, AS RECORDED IN MASTER DEED OF RECORD AS INSTRUMENT No. 20071018-0123668, AND AMENDED AS INSTRUMENT No.(S) 20111109-0087667 ANDE 20131115-0118469, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREEBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING PART OF THE SAME PROPERTY CONVEYED TO NASHVILLE URBAN VENTURE, LLC, BY DEED FROM C. MARK CARVER, TRUSTEE, OF RECORD AS INSTRUMENT No. 20070726-0088930, DATED JULY 26, 2007, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND IN EAST RIGHT-OF-WAY OF 11TH AVENUE SOUTH, BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE LEAVING SAID RIGHT-OF-WAY OF 11TH AVENUE SOUTH, NORTH 62° 35' 32" EAST, 109.40 FEET TO A PK NAIL FOUND;

THENCE NORTH 62° 16' 56" EAST, 25.47 FEET TO A PK NAIL FOUND;

THENCE SOUTH 27° 24' 27" EAST, 308.11 FEET TO AN IRON PIN FOUND;

THENCE WITH A CURVE TO THE LEFT 154.98 FEET, HAVING A RADIUS OF 408.10 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 38° 17' 14" EAST, 154.06 FEET TO A PK NAIL FOUND;

THENCE SOUTH 49° 13' 43" EAST, 49.26 FEET TO A PK NAIL FOUND;

THENCE SOUTH 62° 45' 37" WEST, 78.28 FEET TO A POINT;

THENCE SOUTH 27° 14' 23" EAST, 3.00 FEET TO A POINT;

THENCE SOUTH 62° 45' 37" WEST, 14.00 FEET TO A POINT;

THENCE NORTH 27° 14' 23" WEST, 3.00 FEET TO A POINT;

THENCE RETURNING TO SAID RIGHT-OF-WAY, SOUTH 62° 45' 37" WEST, 78.88 FEET TO A PK NAIL FOUND;

THENCE WITH THE RIGHT-OF-WAY OF 11TH AVENUE SOUTH, WITH A CURVE TO THE LEFT 88.75 FEET, HAVING A RADIUS OF 926.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 38° 24' 34" WEST, 88.72 FEET TO A PK NAIL FOUND;

THENCE WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT 40.05 FEET, HAVING A RADIUS OF 164.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 34° 09' 33" WEST, 39.95 FEET TO AN IRON PIN FOUND;
THENCE WITH THE RIGHT-OF-WAY OF 11TH AVENUE SOUTH, NORTH 27° 09' 48" WEST, 122.71 FEET TO A RAILROAD SPIKE FOUND;

THENCE WITH THE RIGHT-OF-WAY OF 11TH AVENUE SOUTH, NORTH 27° 07' 13" WEST, 52.20 FEET TO A RAILROAD SPIKE FOUND;

THENCE WITH THE RIGHT-OF-WAY OF 11TH AVENUE SOUTH, NORTH 24° 27' 24" WEST, 93.06 FEET TO A RAILROAD SPIKE FOUND;

THENCE WITH THE RIGHT-OF-WAY OF 11TH AVENUE SOUTH, NORTH 24° 20' 45" WEST, 89.11 FEET TO AN IRON PIN FOUND;

THENCE NORTH 26° 53' 16" WEST, 20.90 FEET TO THE POINT-OF-BEGINNING CONTAINING 74,051.40 SQUARE FEET OR 1.70 ACRES MORE OR LESS.