Davidson County DEEDQC Recvd: 03/07/14 13:00 7 pgs Fees:37.00 Taxes:0.00 **20140307-0019401**	

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 31371**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 6th day of March, 2014. Notary Public for the State of Tennessee My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

QUITCLAIM DEED

Address New Owner: Voorhees Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Map and Parcel Nos.: 105010233, 105010228, 105010229, 105010230

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Villa Properties Joint Venture, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Voorhees Investors, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property located at 1200, 1201 and 1207 Villa Place, Nashville, TN 37212, and unimproved property located on Villa Place, Nashville, TN 37212.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2014.

Villa Properties Joint Venture, LLC, a Tennessee limited liability company

By: Wade H. Elam, president

Wade H. Elam, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Wade H. Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Villa Properties Joint Venture, LLC, and he is authorized by Villa Properties Joint Venture, LLC, to execute this instrument on its behalf.

Witness my hand at office this 6th day of March, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Exhibit "A"

TRACT I
TAX MAP 105-01 PARCEL 233

Being a parcel of land in Davidson County, Tennessee, belonging to the Villa Properties Joint Venture (Tax Map 105-01, Parcel 233) as recorded in Quit Claim Deed Instrument Nos: 20040526-0062174, 20050922-0113766, and 20070213-0018274, recorded in 20070213-0018463, Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar with Cherry cap in the northeast corner of said property and in the southerly right-of-way of Edgehill Avenue;

Thence, leaving the said right-of-way and with the easterly line of said property, South 09 Degrees 19 Minutes 16 Seconds West, a distance of 305.00 feet to a new 5/8" iron rebar with a yellow Gresham Smith and Partners cap and being the northeast corner of the John Wesley Moore Property, as recorded in Deed Book 2993, Page 284, (R.O.D.C.);

Thence, with the northerly line of the Moore Property, North 82 Degrees 31 Minutes 38 Seconds West, a distance of 152.50 feet to a new PK Nail in concrete curb with GS&P shiner and being the northwest corner of the Moore Property and in the easterly right-of-way line of Villa Place;

Thence, with the right-of-way line of Villa Place, North 09 Degrees 18 Minutes 22 Seconds East, a distance of 305.00 feet to a new PK Nail in concrete sidewalk with GS&P shiner and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the Edgehill Avenue right-of-way line, South 82 Degrees 31 Minutes 38 Seconds East, a distance of 152.58 feet back to the Point of Beginning.

The above description contains 46,500 sqft. (+/-) and/or 1.07 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Kenneth D. Church, TN RLS #1004 on October 23-28, 2013. Source of North is per Tennessee Grid North (NAD 1983).

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated February 6, 2007, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20070213-0018274, rerecorded in Instrument No. 20070213-0018463, Register's Office for Davidson County, Tennessee.

TRACT II
TAX MAP 105-01 PARCEL 228

Being a parcel of land in Davidson County, Tennessee, belonging to the Villa Properties Joint Venture (Tax Map 105-01, Parcel 228) as recorded in Quit Claim Deed Instrument Nos: 20040526-0062174, 20050922-0113766, and 20050908-0108336, Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar in the northwest corner of said property and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the said right-of-way line, South 82 Degrees 34 Minutes 09 Seconds East, a distance of 144.26 feet to an existing Mag Nail in concrete sidewalk and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 156.19 feet to a new PK Nail in concrete with GS&P shiner and being the northeast corner of the Villa Properties Joint Venture (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No: 20050908-0108335, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 49 Seconds West, a distance of 144.18 feet to a new 5/8" iron rebar with yellow Gresham Smith and Partners cap and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 155.00 feet to the Point of Beginning.

The above description contains 22,431 sqft. (+/-) and/or 0.51 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Kenneth D. Church, TN RLS #1004 on October 23-28, 2013. Source of North is per Tennessee Grid North (NAD 1983).

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20050908-0108336, Register's Office for Davidson County, Tennessee.

TRACT III
TAX MAP 105-01 PARCEL 229

Being a parcel of land in Davidson County, Tennessee, belonging to the Villa Properties Joint Venture

(Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument Nos: 20040526-0062174, 20050922-0113766, and 20050908-0108335, Register's Office of Davidson County (R.O.D.C.); Being more particularly described as the following:

Beginning at a new 5/8" iron rebar with yellow Gresham Smith and Partners cap in the northwest corner of said property and in the westerly right-of-way line of Alley No.438;

Thence, in a southeasterly direction with the northerly line of said property, South 82 Degrees 05 Minutes 49 Seconds East, a distance of 144.18 feet to a new PK Nail in concrete with a GS&P shiner and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 49.92 feet to a new 5/8" iron rebar with yellow Gresham Smith and Partners cap and being the northeast corner of the Villa Properties Joint Venture (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument No: 20050908-0108337, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 50 Seconds West, a distance of 144.16 feet to a new PK Nail in asphalt with GS&P shiner and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 49.92 feet to the Point of Beginning.

The above description contains 7,195 sqft. (+/-) and/or 0.16 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Kenneth D. Church, TN RLS #1004 on October 23-28, 2013. Source of North is per Tennessee Grid North (NAD 1983).

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Properties Joint Venture, LLC, a Tennessee limited liability company, and Wade H. Elam, of record in Instrument No. 20050908-0108335, Register's Office for Davidson County, Tennessee.

TRACT IV
TAX MAP 105-01 PARCEL 230

Being a parcel of land in Davidson County, Tennessee, belonging to the Villa Properties Joint Venture (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument Nos: 20040526-0062174, 20050922-0113766, and 20050908-0108337, Register's Office of Davidson County (R.O.D.C.); Being more particularly described as the following:

Beginning at an existing ½" iron rebar in the southeast corner of said property and the northeast corner of the Carl P. Massaro & Lori L. Evans Property (Tax Map 104-08, Parcel 241) as recorded in Instrument No. 20011214-0138424, R.O.D.C. and in the westerly right-of-way line of Villa Place;

Thence, leaving said right-of-way line with the northerly line of the Massaro/Evans property, North 82 Degrees 37 Minutes 24 Seconds West, a distance of 144.14 feet to an existing Concrete Monument and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 179.56 feet to a new PK Nail in asphalt with GS&P shiner and being the southwest corner of the Villa Properties Joint Venture (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No: 20050908-0108335, R.O.D.C;

Thence, leaving said right-of-way line, South 82 Degrees 05 Minutes 50 Seconds East, a distance of 144.16 feet to a new 5/8" iron rebar with yellow Gresham Smith and Partners cap and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 178.23 feet to the Point of Beginning.

The above description contains 25,778 sqft. (+/-) and/or 0.56 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Kenneth D. Church, TN RLS #1004 on October 23-28, 2013. Source of North is per Tennessee Grid North (NAD 1983).

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Properties Joint Venture, LLC, a Tennessee limited liability company, and Wade H. Elam, of record in Instrument No. 20050908-0108337, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My commission expires _____