BILL GARRETT, Davidson County
Trans:T20140029918 DEEDQC
Recvd: 05/01/14 12:54 4 pgs
Fees:22.00 Taxes:0.00
20140501-0036869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public
My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Bachrach Partners, L.P. 400 Wayside Court Nashville, Tennessee 37205	Same	034-05-0 122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALTA LOMA APARTMENTS, L. P.**, a Tennessee limited partnership ("GRANTOR"), has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto **BACHRACH PARTNERS, L.P.**, a Tennessee limited partnership ("GRANTEE"), all of GRANTOR'S interest in and to the following real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as Alta Loma Apartments located at 1598 Crestview Drive, Madison, Tennessee 37115.

This conveyance is without warranty as to the property description attached hereto on the state of title as to the Property. It is subject to all matters, limitations, restrictions, and encumbrances as may affect the Property, including without limitation, matters appearing of record, property taxes for the current and future years, matters shown on a survey, and zoning restrictions, whether or not such matters are of record.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 30th day of April, 2014.

ALTA LOMA APARTMENTS, L.P.

By: Alta Loma, LLC
(its General Partner)

By: _____
Frank F. Ghertner, Chief Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank F. Ghertner, 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 Chief Manager of Alta Loma, LLC, a Tennessee limited liability company, which is the general partner of Alta Loma Apartments, L.P., a Tennessee limited partnership, the within-named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Alta Loma Apartments, L.P., by its general partner, Alta Loma, LLC, a Tennessee limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 2014.

_____
Notary Public

My commission expires:

May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION
Alta Loma Apartments
1598 Crestview Drive, Madison, Tennessee 37115

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Alta Loma, as of record in Plat Book 4470, Page 70, at the Register's Office for Davidson County, Tennessee, also being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Alta Loma Road, width varies, and the westerly right-of-way line of Crestview Drive, 50 feet in width;

Thence leaving the southerly right-of-way line of Alta Loma Road, with the westerly right-of-way line of Crestview Drive, with a curve to the right, along an arc length of 35.31 feet, the central angle of which is 80 deg 55 min 00 sec, the radius of which is 25.00 feet, the chord of which is South 30 deg 14 min 57 sec East, 32.44 feet to an iron rod set;

Thence South 10 deg 12 min 33 sec West, 366.52 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 201.94 feet, the central angle of which is 04 deg 42 min 00 sec, the radius of which is 2461.74 feet, the chord of which is South 07 deg 51 min 33 sec West, 201.88 feet to an iron rod set;

Thence South 05 deg 30 min 33 sec West, 187.00 feet to an iron rod set at a corner common with Lot 2 of the Resubdivision of Lot 22 and Part of Reserved Strip on the Map of Bransford Realty Co's Alta Loma Subdivision, as of record in Instrument Number: 20001026-0106279, at the Register's Office for Davidson County, Tennessee, also being the property of NBP, LLC, as of record in Instrument Number: 20081215-0119891, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Crestview Drive, with the northerly property line of said Lot 2, North 82 deg 24 min 22 sec West, 568.55 feet to a pk nail set, in the easterly right-of-way line of CSX Transportation Railroad, 100 feet in width;

Thence with the easterly right-of-way line of CSX Transportation Railroad, North 07 deg 10 min 23 sec East, 669.07 feet to an iron rod set at a corner common with the property of Vera Windsor, as of record in Instrument Number: 20110311-0019402, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly property line of Vera Windsor, South 71 deg 18 min 37 sec East, 350.07 feet to an existing iron rod at a corner common with the property of Jose Natividad Soria Chavez & Elda Hernandez, as of record in Instrument Number: 20121219-0116940, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jose Natividad Soria Chavez & Elda Hernandez, North 16 deg 10 min 13 sec East, 220.23 feet to an iron rod set in the southerly right-of-way line of Alta Loma Road;

Thence with the southerly right-of-way line of Alta Loma Road, South 70 deg 42 min 27 sec East, 192.03 feet to the POINT OF BEGINNING. Containing 396,327 square feet or 9.098 acres more or less.

The foregoing description is based on a survey dated March 20, 2014, revised March 24, 2014, prepared by R. Scot Cherry, TN RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, File No. 14038.

Being the same property conveyed to Alta Loma Apartments, L.P., of record as Instrument Number 20040610-0069058, Register's Office for Davidson County, Tennessee, and further conveyed from Alta Loma Apartments, L.P. to Bachrach Partners, L.P. by Special Warranty Deed of record as Instrument No. 20140501-0036868, said Register's Office.