Davidson County	DEEDQC
Recvd: 11/24/14 11:43	7 pgs
Fees:37.00 Taxes:0.00	
20141124-0107961	

This Instrument Prepared By:
Timothy M. Lupinacci
Baker, Donelson, Bearman,
Caldwell & Berkowitz PC
420 20th Street North
Suite 1400
Birmingham, Alabama 35203

SEND TAX BILLS TO:
Blackstone Apartments, LLC
c/o QR Capital
6445 Powers Ferry Road
Suite 350
Atlanta, Georgia 30339

PROPERTY ADDRESS:
3301 & 3307 Fairmont Drive &
3300 Park Drive
Nashville, TN 37203

After recording return to:

Stephanie Natalino
Stewart Title Guaranty Company
10 S. Riverside Plaza; Suite 1450
Chicago IL 60606

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $10.

BLACKSTONE APARTMENTS, LLC, a
~~Delaware~~ limited liability company

By: _____
Name: DANIEL J. MARINO
Title: VICE PRESIDENT

Sworn to and subscribed before me, this 17TH day of November, 2014.

Daniel Todd Chandler
Notary Public

My commission expires: 11/22/15

DANIEL TODD CHANDLER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES NOV. 22, 2015

B SMP01 1228199 v1
2928786-000001 06/15/2014
6970387v3

QUITCLAIM DEED

THIS INDENTURE, is made as of November 20, 2014, between

BLACKSTONE TN, LLC, a Tennessee limited liability company **("Grantor")**

and

BLACKSTONE APARTMENTS, LLC, a Delaware limited liability company **("Grantee").**

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLAR ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto Grantee, Grantor's right, title, and interest in the following described premises, being more commonly known as Blackstone Apartments, located in Nashville, Tennessee 37203:

See attached **Exhibit A**

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record, as well as any governmental zoning and subdivision ordinances or regulations in effect thereon.

The above description is from the boundary survey made at the time of this conveyance.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

[Signatures on the following page.]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

BLACKSTONE TN, LLC, a Tennessee limited liability company

By: _____
Name: John J. Taggart
Title: Vice President

STATE OF Florida
COUNTY OF Palm Beach

Before me the undersigned Notary Public within and for the State and County aforesaid, personally appeared John J. Taggart, with whom I am personally acquainted (or who proved to me upon the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Vice-president of Blackstone TN, LLC, a Tennessee limited liability company, the within grantor, and that he/she in such capacity being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself in such capacity.

WITNESS my hand and seal at office, this 17th day of NOV, 2014.

_____
Notary Public
Gladys M Prieto

My Commission Expires: 10/16/2017

Notary Public State of Florida
Gladys M Prieto
My Commission FF 063551
Expires 10/16/2017

STATE OF Florida
COUNTY OF Palm Beach

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $10.

Affiant:

BLACKSTONE TN, LLC, a Tennessee limited liability company

By: _____
Name: John J. Taggart
Title: Vice President

Sworn to and subscribed before me, this
14th day of NOV, 2014.

_____
Notary Public Gladys M Prieto

My Commission Expires: 10/16/2017

Notary Public State of Florida
Gladys M Prieto
My Commission FF 063551
Expires 10/16/2017

Grantee's Mailing Address:
Blackstone Apartments, LLC
c/o QR Capital
6445 Powers Ferry Road
Suite 350
Atlanta, Georgia 30339

EXHIBIT "A"
(Blackstone)
LEGAL DESCRIPTION

Being a tract of land lying in Davidson County, Tennessee, also known as Parcels 12, 13 and 29 on Metro Map 104-6 and being part of Lot 1 and Lot 9 on the plan of West End Park, as of record in Book 161, Page 47, as revised in Book 421, Page 85, at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Fairmont Drive at a corner common with Blackstone West L.P., as of record in Deed Book 8891, Page 819, at said Register's Office;

Thence with the southerly right-of-way line of Fairmont Drive, North 42 deg 43 min 14 sec East, 100.66 feet to an existing pk nail;

Thence North 53 deg 21 min 41 sec East, 60.95 feet to an existing iron rod at the intersection of the southerly right-of-way line of Fairmont Drive and the westerly right-of-way line of Acklen Park Drive;

Thence with the westerly right-of-way line of Acklen Park Drive along a curve to the right with an arc length of 66.11 feet, the radius of which is 47.13 feet, the central angle of which is 80 deg 22 min 23 sec, the chord of which is South 87 deg 00 min 47 sec East, 60.82 feet to an iron rod set;

Thence South 47 deg 04 min 36 sec East, 282.40 feet to an iron rod set at the intersection of the westerly right-of-way line of Acklen Park Drive and the northerly right-of-way line of Park Drive;

Thence with the northerly right-of-way line of Park Drive along a curve to the right with an arc length of 72.99 feet, the radius of which is 50.00 feet, the central angle of which is 83 deg 38 min 14 sec, the chord of which is South 05 deg 15 min 29 sec East, 66.68 feet to an existing iron rod;

Thence South 36 deg 33 min 38 sec West, 55.62 feet to an existing iron rod at a corner common with 3310 West End, LLC, as of record in Deed Instrument No. 200006200061399, at said Register's Office;

Thence leaving the northerly right-of-way line of Park Drive with the easterly property line of 3310 West End, LLC, North 47 deg 23 min 45 sec West, 202.99 feet to an existing iron rod;
Thence South 42 deg 38 min 47 sec West, 99.94 feet to an existing pk nail on a stone wall, at a corner common with said Blackstone West, L.P.;

Thence with the easterly property line of Blackstone West, L.P., North 46 deg 44 min 02 sec West, 193.08 feet to the point of beginning, containing 56,823 square feet (1.30 acres more or less).

Being the same property conveyed to Blackstone TN, LLC., as of record in Deed Instrument No. 201307300079447, at said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

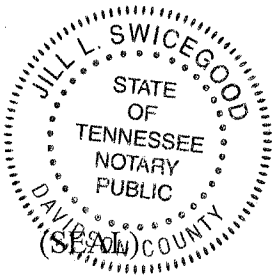
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L Swicegood
Notary Public

My Commission Expires: Sept. 10, 2018