Davidson County DEEDQC
Recvd: 11/24/14 15:02 6 pgs
Fees:32.00 Taxes:0.00
20141124-0108265

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:
Lee Apartments, LLC
c/o QR Capital
6445 Powers Ferry Road
Suite 350
Atlanta, Georgia 30339

PROPERTY ADDRESS:
2108 Hayes Street
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.

LEE APARTMENTS, LLC, a Delaware limited liability company

By: _____
Name: DANIEL J. MALINO
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

QUITCLAIM DEED

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

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

and

LEE 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 Lee Pointe 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:

LEE 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 Lee 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:

LEE TN, LLC, A Tennessee Limited Liability Company

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

Sworn to and subscribed before me, 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

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

EXHIBIT "A"
(Lee Pointe)
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod on the Northerly margin of Hayes Street, said iron rod being 150.0 feet, more or less, west along said margin from the westerly margin of Twenty-First Avenue North;

Thence with the Northerly margin of Hayes Street, South 59 degrees 00 minutes 47 seconds West, 300.00 feet to an existing iron rod;

Thence, leaving said margin, with the Easterly line of Lot No. 12 in the name of the JJB Properties, LLC as of record in Deed Instrument No.201403260024825, R.O.D.C. and O.I.C. Homes at Hayes Street, as of record in Deed Instrument No. 201403260024827, R.O.D.C., North 30 degrees 56 minutes 26 seconds West, 124.33 feet to an existing iron rod on the Southerly margin of Alley No. 379;

Thence, with said alley, North 46 degrees 19 minutes 11 seconds East, 256.08 feet to an existing railroad spike;

Thence, continuing with said alley, North 59 degrees 07 minutes 36 seconds, East, 49.93 feet to an existing railroad spike;

Thence leaving said alley with the West line of 21st Plaza Partners of record in Deed Book 7474, Page 716, R.O.D.C., South 31 degrees 02 minutes 03 seconds East, 180.50 feet to the point of beginning, containing 47,144 square feet or 1.08 acres, more or less.

Being the same property conveyed to Lee TN, LLC, a Tennessee limited liability company by Special Warranty Deed dated 07/29/2013 from Lee Apartments Tennessee, LLC, a Delaware limited liability company of record in Instrument 201307300079363, Register's Office for Davidson County, Tennessee.

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.

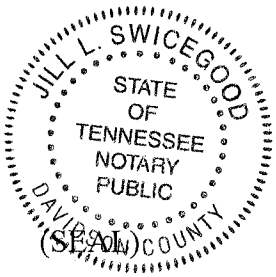
Attorney or Custodian

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