BILL GARRETT, Davidson County
Trans:T20140090183 DEEDQC
Recvd: 12/02/14 12:16 6 pgs
Fees:32.00 Taxes:0.00
20141202-0110412

RETURN TO:
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
T.G. No. CTCo. 4966137

THIS INSTRUMENT PREPARED BY:

MARCY E. SHELTON
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 26 day of November, 2014.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:

Piccadilly Partners, LLC
626 Carol Ann Drive
Goodlettsville, TN 37072

Send Tax Bills To:

New Owner
Piccadilly Partners, LLC
626 Carol Ann Drive
Goodlettsville, TN 37072

Maps-Parcel Numbers:

026-000-108.00 Parcel A
026-000-112.00 Parcel B

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PICADILLY APARTMENTS**, a Tennessee general partnership, and **PICADILLY APARTMENTS II**, a Tennessee general

partnership (collectively the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and in furtherance of the merger of Grantor into **PICCADILLY PARTNERS, LLC,** a Tennessee limited liability company ("Grantee") pursuant to the Plan of Merger dated November 12, 2014 and filed with the Tennessee Secretary of State on November 19, 2014, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto Grantee all right, title and interest of Grantor in and to the following tracts or parcels of land in Davidson County, Tennessee:

Parcel A

Being Lot 1 on the plan of Picadilly Apartments, of record at Plat Book 5200, page 592, Register's Office Davidson County, Tennessee, and being the same property conveyed to Picadilly Apartments, as evidenced by deed of record in Deed Book 6458, page 694, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, revised Date November 14, 2014, as follows;

Beginning at an iron pin (old) found on the northerly right-of-way of Windsor Green Boulevard (formerly Bowen-Campbell Drive) (94 foot right-of-way), said iron pin being the most southwesterly corner of said Lot 1; Thence with an offset in said right-of-way, and with the easterly line of the 518 Property Management and Leasing, LLC Property of record at Deed Book 10834 page 332, Register's Office Davidson County, Tennessee, and with the easterly line of the Larry C. Wynns Property of record at Deed Book 11156, page 351, Register's Office Davidson County, Tennessee, North 10 Degrees 10 Minutes 00 Seconds West, passing an iron pin found at 6.03 feet, a total distance of 1061.55 feet to an iron pin (old); Thence with the southerly line of the plan of Northcreek Commons, Section Eight, of record at Plat Book 9700, page 32, Register's Office Davidson County, Tennessee, North 84 Degrees 01 Minutes 18 Seconds East a distance of 634.55 feet to an iron pin (old); Thence with the westerly line of The Townhomes of Windsor Green, of record in Plat Book 8250, page 995, Register's Office Davidson County, Tennessee, South 10 Degrees 10 Minutes 41 Seconds East a distance of 635.92 feet to an iron pin found at an old stone wall; Thence continuing with said line of The Townhomes of Windsor Green, and with said stone wall, South 51 Degrees 40 Minutes 31 Seconds West a distance of 26.87 feet to an iron pin (old); Thence continuing, South 42 Degrees 37 Minutes 21 Seconds East a distance of 44.37 feet to an iron pin (old); Thence leaving said stone wall and continuing with the westerly line of The Townhomes of Windsor Green, South 10 Degrees 10 Minutes 05 Seconds East a distance of 259.79 feet to an iron pin (old) found in the northerly right-of-way of Windsor Green Boulevard; Thence with said right-of-way of Windsor Green Boulevard, and with a curve to

the right having a radius of 975.00 feet through a central angle of 30 Degrees 35 Minutes 17 Seconds, an arc length of 520.51 feet, a chord bearing and distance of South 70 Degrees 35 Minutes 04 Seconds West, 514.36 feet to a point; Thence continuing with said right-of-way, South 85 Degrees 52 Minutes 42 Seconds West a distance of 126.14 feet to the point of beginning, containing 655,158 Square Feet or 15.040 Acres, more or less.

Being the same property previously conveyed by Warranty Deed to Picadilly Apartments, a Tennessee general partnership composed of Edward Randall Phillips, Randall Lee Phillips, Harry Edward Phillips and Kathy Jo Phillips of record in Book 6458, page 694, Register's Office for Davidson County, Tennessee.

Parcel B:

Being Lot One on the plan of Picadilly II Apartments of record in Plat Book 6250 page 376, Register's Office Davidson County, Tennessee, and being the same property conveyed to Picadilly Apartments II, as evidenced by deed of record at Instrument No. 20021114-0141247, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, revised Date November 14, 2014, as follows:

Beginning at an iron pin found on the southerly right-of-way of Windsor Green Boulevard (formerly Bowen-Campbell Drive) (94 foot right-of-way), said point being the most northwesterly corner of Lot 102 on the plan of Windsor Green, Phase One, Section One, of record in Plat Book 6250, page 31, Register's Office Davidson County, Tennessee, and the most northeasterly corner of the herein-described tract; Thence with the westerly line of the afore-said plan of Windsor Green, Phase One, Section One, the following two calls: South 30 Degrees 56 Minutes 39 Seconds East a distance of 105.56 feet to a point; Thence continuing South 06 Degrees 00 Minutes 34 Seconds East a distance of 701.42 feet to an iron pin (old); Thence with the westerly line of the Bobby E. Rager property of record in Deed Book 4936, page 245, Register's Office Davidson County, Tennessee, South 05 Degrees 54 Minutes 06 Seconds East a distance of 209.37 feet to an iron pin (old); Thence leaving the westerly line of said Rager property and with the common line of the herein-described tract and the Dollar General Corporation property of record at instrument No. 20110207-0010888, Register's Office Davidson County, Tennessee, the following two calls: With a curve to the left having a radius of 1343.96 feet through a central angle of 09 Degrees 39 Minutes 07 Seconds, an arc length of 226.40 feet, a chord bearing and distance of North 47 Degrees 09 Minutes 23 Seconds West, 226.13 feet to an iron pin (old); Thence South 38 Degrees 07 Minutes 48 Seconds West a distance of 310.15 feet to an iron pin (old); Thence with the common line of the herein-described tract and the

Armed Services Mutual Benefit Association property of record in Deed Book 10863 page 141, Register's Office Davidson County, Tennessee, the following two calls: North 67 Degrees 17 Minutes 50 Seconds West a distance of 521.93 feet to an iron pin (old); Thence continuing North 04 Degrees 07 Minutes 39 Seconds West a distance of 725.14 feet to an iron pin (old) found on the southerly right-of-way of Windsor Green Boulevard; Thence with the southerly right-of-way of Windsor Green Boulevard, North 85 Degrees 52 Minutes 42 Seconds East a distance of 282.97 feet to a point; Thence continuing, and with a curve to the left having a radius of 1069.00 feet through a central angle of 25 Degrees 59 Minutes 34 Seconds, an arc length of 484.96 feet, a chord bearing and distance of North 72 Degrees 52 Minutes 55 Seconds East, 480.81 feet to the point of beginning, containing 700,389 Square Feet or 16.079 Acres.

Being the same property previously conveyed by Correction Quitclaim Deed to Picadilly Apartments II of record as Instrument Number 20021114-0141247, Register's Office for Davidson County, Tennessee.

TOGETHER with all rights in and to the following easements appurtenant to the subject property:

Easement No. 1

A perpetual easement conveyed to Picadilly Apartments as evidenced by document of record at Deed Book 6705 page 704, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, revised date November 14, 2014, as follows:

Starting at an iron pin at the most northeasterly corner of Lot 1 on the plan of Picadilly Apartments, of record in Plat Book 5200 page 592, said iron pin also being the most northwesterly corner of the plan of The Townhomes of Windsor Green of record in Plat Book 8250 page 995, Register's Office Davidson County, Tennessee; Thence with the common line of said Picadilly Apartments and Townhomes of Windsor Green, South 10 Degrees 10 Degrees 41 Seconds East a distance of 85.68 feet to the Point of Beginning; Thence South 50 Degrees 23 Minutes 53 Seconds East a distance of 19.04 feet to a point; Thence South 01 Degrees 37 Minutes 28 Seconds East a distance of 82.78 feet to a point in said common line; Thence with said common line, North 10 Degrees 10 Minutes 41 Seconds West a distance of 96.40 feet to the point of beginning, containing 593 Square Feet or 0.014 Acres, more or less.

Being the same property conveyed to Piccadilly Apartments by Easement instrument of record as Instrument No. 20020913-0111699 in said Register's Office. Grantor hereby affirms that Picadilly Apartments herein is one and the same entity erroneously referred to as Piccadilly Apartments in said Easement instrument.

AND

Easement No. 2

A perpetual easement conveyed to Picadilly Apartments as evidenced by document of record at Instrument No. 20020913-0111699, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, revised date November 14, 2014, as follows:

Starting at an iron pin at the most northeasterly corner of Lot 1 on the plan of Picadilly Apartments, of record in Plat Book 5200 page 592, said iron pin also being the most northwesterly corner of the plan of The Townhomes of Windsor Green of record in Plat Book 8250 page 995, Register's Office Davidson County, Tennessee; Thence with the common line of said Picadilly Apartments and Townhomes of Windsor Green, South 10 Degrees 10 Degrees 41 Seconds East a distance of 87.64 feet to the Point of Beginning; Thence leaving said common line South 33 Degrees 46 Minutes 30 Seconds East a distance of 23.48 feet to a point; Thence South 02 Degrees 59 Minutes 09 Seconds East a distance of 75.23 feet to a point in said common line; Thence with said common line, North 10 Degrees 10 Minutes 41 Seconds West a distance of 96.15 feet to the Point of Beginning, containing 452 Square Feet, or 0.010 Acres, more or less.

Being the same property conveyed to Picadilly Apartments by Easement instrument of record in Book 6705, page 704, in said Register's Office.

A new legal description was prepared for this transaction. The property described herein is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the date set forth below.

GRANTOR:

PICADILLY APARTMENTS,
a Tennessee general partnership

By: _____
Randall L. Phillips, Managing Partner

PICADILLY APARTMENTS II,
a Tennessee general partnership

By:_____
Randall L. Phillips, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL L. PHILLIPS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of **PICADILLY APARTMENTS,** a Tennessee general partnership and, as such **MANAGING PARTNER** is authorized by **PICADILLY APARTMENTS,** a Tennessee general partnership, to execute this instrument on behalf of **PICADILLY APARTMENTS,** a Tennessee general partnership.

WITNESS my hand, at office, this 26 day of November, 2014.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL L. PHILLIPS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of **PICADILLY APARTMENTS II,** a Tennessee general partnership and, as such **MANAGING PARTNER** is authorized by **PICADILLY APARTMENTS II,** a Tennessee general partnership, to execute this instrument on behalf of **PICADILLY APARTMENTS II,** a Tennessee general partnership.

WITNESS my hand, at office, this 26 day of November, 2014.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires:_____