Davidson County DEEDQC
Recvd: 12/11/14 14:24 5 pgs
Fees:27.00 Taxes:0.00
20141211-0113633

FROM: PLAINSMAN GROUP, LLC

TO: SIMPSON WORTHING HEIGHTS AT CHARLOTTE AVENUE, LLC

Address New Owner as follows:	Send Tax Bills to:	Map 092, Parcel 100-434.00
8110 East Union Avenue	8110 East Union Avenue	Map 092, Parcel 100-273.00
Suite 200	Suite 200	
Denver, Colorado 80237	Denver, Colorado 80237	

THIS INSTRUMENT PREPARED BY: Kaitlyn Whiteside, Sutherland Asbill & Brennan LLP, 999 Peachtree Street, Suite 2300, Atlanta, GA 30309

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2014.

Notary Public

Mary W. Martin
Notary Public
Cobb County, Georgia
My Commission Expires August 13, 2016

My Commission Expires:

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PLAINSMAN GROUP, LLC**, a Tennessee limited liability company (hereinafter called "GRANTOR"), hereby does remise, release, convey and forever quitclaim unto **SIMPSON WORTHING HEIGHTS AT CHARLOTTE AVENUE, LLC**, a Delaware limited liability company (hereinafter called "GRANTEE"), its successors and assigns, all the right, title, interest, claim or demand which GRANTOR has, or may have had, in and to that certain tract or parcel of land lying in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE.

WITNESS its hand this 8th day of December, 2014.

GRANTOR

PLAINSMAN GROUP, LLC a Tennessee limited liability company

By: _____
Name: Randle S. Davis
Title: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randle S. Davis 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 Authorized Agent of Plainsman Group, LLC, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of December, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 1-9-2018

[NOTARIAL SEAL]

DONNA ROGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

EXHIBIT A

BEING A CERTAIN PARCEL OF LAND LYING IN THE TWENTY-FIRST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS PARCEL NUMBERS 270, 273 AND 434 ON DAVIDSON COUNTY PROPERTY MAP 92-10. SAID PARCELS ARE BOUNDED ON THE SOUTH BY CHARLOTTE AVENUE, ON THE WEST BY 28TH AVENUE NORTH, ON THE EAST BY 27TH AVENUE NORTH, ON THE NORTH BY CHEATHAM COUNTY RAIL AUTHORITY AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH & ASSOCIATES IN THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE AVENUE AT THE SOUTHEASTERLY RADIUS RETURN OF 28TH AVENUE NORTH AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID CHARLOTTE AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF 28TH AVENUE NORTH, FOR THE NEXT THREE CALLS:
1) NORTH 13 DEGREES 57 MINUTES 01 SECONDS WEST, 4.08 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;
2) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.50 FEET, A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 70.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;
3) NORTH 13 DEGREES 54 MINUTES 05 SECONDS WEST, 222.46 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH & ASSOCIATES IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHEATHAM COUNTY RAIL AUTHORITY OF RECORD IN BOOK 7229, PAGE 547, R.O.D.C.T. AS SHOWN ON VALUATION MAP V-1/10-A, I.C.R.R. NASHVILLE, TENN. DATED: OCTOBER 1971;

THENCE, LEAVING SAID 28TH AVENUE NORTH WITH SAID CHEATHAM COUNTY RAIL AUTHORITY, FOR THE NEXT THREE CALLS:
1) NORTH 57 DEGREES 06 MINUTES 30 SECONDS EAST, 330.05 FEET TO A RAIL ROAD SPIKE (OLD) AT THE SOUTHWESTERLY CORNER OF PLAINSMAN GROUP, L.L.C., OF RECORD IN BOOK 9491, PAGE 470, R.O.D.C.T.;
2) NORTH 10 DEGREES 52 MINUTES 57 SECONDS WEST, 25.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES AT THE NORTHWESTERLY CORNER OF SAID PLAINSMAN GROUP;
3) NORTH 56 DEGREES 48 MINUTES 13 SECONDS EAST, 148.05 FEET TO A 3/8" IRON ROD (OLD) WITH NO CAP IN THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE NORTH;

THENCE, LEAVING SAID CHEATHAM COUNTY RAIL AUTHORITY, WITH SAID 27TH AVENUE NORTH, FOR THE NEXT EIGHT CALLS:
1) SOUTH 04 DEGREES 43 MINUTES 56 SECONDS WEST, 84.33 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH & ASSOCIATES;
2) SOUTH 07 DEGREES 09 MINUTES 32 SECONDS WEST, 26.29 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH & ASSOCIATES;
3) SOUTH 03 DEGREES 47 MINUTES 18 SECONDS WEST, 41.55 FEET TO A RAIL ROAD SPIKE (OLD);
4) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 10 DEGREES 52 MINUTES 35 SECONDS, A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 129.08 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 11 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 128.89 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;
5) SOUTH 14 DEGREES 05 MINUTES 44 SECONDS EAST, 152.47 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;

6) SOUTH 76 DEGREES 40 MINUTES 27 SECONDS WEST, 1.46 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;
7) SOUTH 13 DEGREES 19 MINUTES 33 SECONDS EAST, 22.24 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;
8) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 95 DEGREES 22 MINUTES 32 SECONDS, A RADIUS OF 16.40 FEET, AN ARC LENGTH OF 27.30 FEET, A CHORD BEARING OF SOUTH 29 DEGREES 17 MINUTES 37 SECONDS WEST, AND A CHORD LENGTH OF 24.26 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES IN THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 76 DEGREES 08 MINUTES 16 SECONDS WEST, 302.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 136,011 SQUARE FEET OR 3.12 ACRES, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO PLAINSMAN GROUP, L.L.C., FROM ROBERT C. HUDDLESTON AND WIFE, CLARICE L. HUDDLESTON, BY DEED OF RECORD IN BOOK 9491, PAGE 470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

Being the same property conveyed unto Simpson Worthing Heights at Chatlotte Avenue, LLC, by Deed of record in Instrument No. 20141211-0113630, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

