BILL GARRETT, Davidson County
Trans: T20150007728 DEEDQC
Recvd: 01/30/15 15:59 4 pgs
Fees: 22.00 Taxes: 0.00
20150130-0009138

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Tax-Parcel No.
10th Avenue Multifamily Partners, LLC 4515 Harding Road, Suite 210 Nashville, Tennessee 37205	Same	Map 093-06-30 Parcels 26 & 27

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2015.

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 1.24.17

FOR GOOD AND VALUABLE CONSIDERATION, **JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP**, a Tennessee limited partnership ("Grantor"), by these presents, does hereby quitclaim and convey unto **10TH AVENUE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

> Beginning at the North West building corner of James Robertson Apartments in the east right of way of 7 th Avenue North common corner with Lot 2; PIM Nashville, LLC recorded in Quit Claim Deed Book 20130426-004158 and Re-subdivision plat entitled "Lot 2 of Re-subdivision of Lot 1 Section 1 Nashville Convention Center Plan Plat Book 6250 Page 53 and Nashville Hotel Properties Regime, Plat Book 6250 page 572" recorded in instrument number 20130306-0022366 in the Davidson County Register of Deeds, thence with the line of Lot 2 North 62 Degrees 15 Minutes 27 Seconds East for 167.50 feet to a pk nail new with GS&P washer in the western right of line of Alley No. 57;

Thence with said alley the following five (5) calls an distances:

1. South 27 Degrees 13 Minutes 26 Seconds East for 91.30 feet to a pk nail new with GS&P washer;

2. South 27 Degrees 13 Minutes 26 Seconds East for 12.00 feet to a pk nail new with GS&P washer;

3. South 27 Degrees 13 Minutes 26 Seconds East for 28.50 feet to a pk nail new with GS&P washer;

4. North 62 Degrees 15 Minutes 27 Seconds East for 2.51 feet to a pk nail new with GS&P washer;

5. South 27 Degrees 13 Minutes 26 Seconds East for 28.50 feet to a pk nail new with GS&P washer located 1.14 feet North West of mag nail existing corner for Robert Williamson Deed Book 10250, Page 962 Tax Number 09306302800;

Thence South 62 Degrees 15 Minutes 27 Seconds West for 170.01 feet with a line not adjoining for Robert Williamson Deed Book 10250, Page 962 Tax Number 09306302800 to a pk nail new with GS&P washer in the east right of way of 7 th Avenue North;

Thence with said right of way line the following three (3) calls and distances:

1. North 27 Degrees 13 Minutes 26 Seconds West for 57.00 feet to a pk nail new with GS&P washer;

2. North 27 Degrees 13 Minutes 26 Seconds West for 12.00 feet to a pk nail new with GS&P washer;

3. North 27 Degrees 13 Minutes 26 Seconds West for 91.30 feet to the Point of Beginning,

Said Parcels containing 26920.68 Square Feet more or less or 0.62 Acres more or less.

Part of the above property is the same property conveyed to James Robertson Apartments, a Tennessee Limited Partnership by Quitclaim Deed dated May 4, 1978 from James Robertson Properties, Inc., a Tennessee corporation, as filed for record on May 4, 1978 in Book 5281, Page 652, Register's Office for Davidson County, Tennessee and the same property conveyed to Harpeth Properties, LLC, a Tennessee limited liability company, by deed from by deed from Thomas Newman Kennan, as executor of the estate of Nell N. Keenan, of record as Instrument No. 20060725-0089713, Register's Office for Davidson County, Tennessee, and by deed from Robert A. Keenan, of record

as Instrument No. 20060725-0089714, said Register's Office.

This is improved property commonly known as 118 7th Avenue North, Nashville, Tennessee 37203 and 112 7th Avenue North, Nashville, Tennessee 37203.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2015.

GRANTOR:

JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: _____
Name: Dorothy N. Keenan
Title: general partner

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dorothy Keenan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be partner of JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entities.

Witness my hand and seal, this the 30th day of January, 2015.

CRYSTAL LONG
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/16