BILL GARRETT, Davidson County
Trans:T20150047943 DEEDQC
Recvd: 06/16/15 16:00 3 pgs
Fees:17.00 Taxes:0.00
20150616-0057420

# QUITCLAIM DEED

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| 5th Avenue Multifamily Partners, LLC<br>4515 Harding Road, Suite 210<br>Nashville, TN 37205 | (same) | 093-01-0-042.00 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee )
COUNTY OF Davidson )

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

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2015.

Notary Public

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Expires: 1-24-17

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, METRO MANOR, L.L.C., a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim, transfer and convey unto 5th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all its right, title and interest, in and to the parcel or tract of land in Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

This is improved property commonly known as Metro Manor Apartments located at 500 5th Avenue, North, Nashville, Davidson County, Tennessee, 37219.

This conveyance is without warranty as to the property description attached hereto on the state of title as to the Property. It is subject to all matters, limitations, restrictions and encumbrances as may affect the Property, including without limitation, matters appearing of record, property taxes for the current and future years, matters shown on a survey, and zoning restrictions, whether or not such matters are of record.

IN WITNESS WHEREOF, Grantor has hereunto set its hand as of this 16th day of June, 2015.

**METRO MANOR, L.L.C.**, a Tennessee limited liability company

By: Frank F. Ghertner
Name: Frank F. Ghertner
Title: Chief Manager

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank F. Ghertner, 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 Chief Manager of **METRO MANOR, L.L.C.**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 15th day of June, 2015.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Exhibit A**
Legal Description

Beginning at a point in the easterly right of way of Fifth Avenue North at the intersection of Gay Street thence with Fifth Avenue North, N 28°24'00" W 214.60 feet; thence with a curve turning to the right with an arc length of 43.95', with a radius of 20.00', with a chord bearing of N 34°33'13" E, with a chord length of 35.63', thence with a curve turning to the right with an arc length of 115.24', with a radius of 575.00', with a chord bearing of S 76°45'04" E, with a chord length of 115.05', thence with a curve turning to the right with an arc length of 203.90', with a radius of 827.00', with a chord bearing of S 63°56'46" E, with a chord length of 203.38', thence with a curve turning to the right with an arc length of 32.00', with a radius of 15.00', with a chord bearing of S 04°13'57" W, with a chord length of 26.27', thence S 65°20'54" W 203.51' feet; thence with a curve turning to the right with an arc length of 30.11', with a radius of 20.00', with a chord bearing of N 71°31'33" W, with a chord length of 27.34', which is the point of beginning, having an area of 39588 square feet, 0.91 acres.

The foregoing description is based on a survey prepared by Patrick S. Coode, T.R.L.S. #855, Patrick Coode and Company, LLC, dated April 6, 2015, as File No. 215-013.

BEING the same property conveyed to Metro Manor Apartments, a Tennessee joint venture by deeds of record in Book 9183, page 480, and Book 9183, page 484, Register's Office for Davidson County, Tennessee, the said Metro Manor Apartments, a Tennessee joint venture is now known as Metro Manor, LLC, as evidenced by Articles of Conversion of record in Book 10373, page 724, said Register's Office.