Davidson County	DEEDQC
Recvd: 07/16/15 13:38	8 pgs
Fees:42.00 Taxes:0.00	
20150716-0069594	

This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as Follows:	*Send Tax Bills To*
Towers on Western, LLC 15332 Antioch Street, #540 Pacific Palisades, CA 90272	Same as New Owner Towers on Western, LLC 15332 Antioch Street, #540 Pacific Palisades, CA 90272
Map & Parcel No.: 148 00 0 155.00 and 148 00 0 160.00	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **NEW BAVARIA ASSOCIATES, LLC**, a Delaware limited liability company ("Grantor") does hereby quitclaim and convey unto **TOWERS ON WESTERN, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This property is improved property known as 3969 Apache Trail, Antioch, Tennessee and 4501 Packard Drive, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of July, 2015.

NEW BAVARIA ASSOCIATES, a
Delaware limited liability company

By: _____
Name: Jon J Goodman
Title: President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF PHILADELPHIA)

Personally appeared before me, Heather F Martinelli, a Notary Public in and for said County and Commonwealth, Jon J Goodman, 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 President of NEW BAVARIA ASSOCIATES, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 10th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: June 20, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEATHER F MARTINELLI
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jun 20, 2019

The actual consideration for this transfer is 0.

AFFIANT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me this 10th day of July ,2015, by Gary M. Leshgold, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

VIVIAN DELOS SANTOS
Commission # 2036785
Notary Public - California
Los Angeles County
My Comm. Expires Aug 12, 2017

Signature:

EXHIBIT "A"

PROPERTY

Property described according to survey dated April 30, 2015, drawn by Phillip E. Holmes, Jr, RLS #1728, Volunteer Land Surveying, File Number 15010, as follows:

TRACT NO.1

BEGINNING AT AN IRON ROD (OLD) AT THE WESTERLY END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF APACHE TRAIL, A 70-FOOT RIGHT-OF-WAY, AND PACKARD DRIVE, A 50-FOOT RIGHT-OF-WAY; THENCE,

1) SOUTHERLY WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 25.00-FEET, A CENTRAL ANGLE OF 90 DEGREES 15 MINUTES 19 SECONDS, FOR AN ARC LENGTH OF 39.38 FEET TO AN IRON ROD (OLD) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PACKARD DRIVE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 29 MINUTES 48 SECONDS WEST, 35.43 FEET; THENCE,

2) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PACKARD DRIVE, SOUTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, 58.22 FEET TO AN IRON ROD (OLD); THENCE,

3) SOUTHWESTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 388.81-FEET, A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 111.97 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 53 DEGREES 52 MINUTES 28 SECONDS WEST, 111.58 FEET; THENCE,

4) SOUTH 62 DEGREES 07 MINUTES 28 SECONDS WEST, 108.00 FEET TO AN IRON ROD (OLD); THENCE,

5) SOUTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1639.15-FEET. A CENTRAL ANGLE OF 13 DEGREES 34 MINUTES 28 SECONDS, FOR AN ARC LENGTH OF 388.12 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 20 MINUTES 28 SECONDS WEST, 387.22 FEET; THENCE,

6) SOUTH 48 DEGREES 33 MINUTES 28 SECONDS WEST, 119.78 FEET TO AN IRON ROD (OLD) AT THE MOST EASTERLY PROPERTY CORNER OF ZOLTAN J. BOKOR AS OF RECORD IN DEED BOOK 5062, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID BOKOR PROPERTY BEING REFERENCED AS TRACT NO. 2 IN SAID DEED BOOK; THENCE,

7) LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PACKARD DRIVE AND WITH THE NORTHERLY PROPERTY LINE OF SAID BOKOR. NORTH 41 DEGREES 09 MINUTES 09 SECONDS WEST, 356.91 FEET TO AN IRON ROD (OLD) AT THE MOST WESTERLY CORNER OF SAID BOKOR; THENCE,

8) WITH SAID BOKOR'S NORTHWESTERLY PROPERTY LINE AND THE NORTHERLY PROPERTY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF CEDAR HILLS APARTMENTS AS OF RECORD IN PLAT BOOK 4955, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 80 DEGREES 27 MINUTES 20 SECONDS WEST, 99.00 FEET TO AN IRON ROD (OLD); THENCE,

9) SOUTH 68 DEGREES 07 MINUTES 40 SECONDS WEST, 166.06 FEET TO AN IRON ROD (OLD) AT THE MOST EASTERLY PROPERTY CORNER OF THE AFOREMENTIONED ZOLTAN J. BOKOR PROPERTY REFERENCED AS TRACT NO. 1 IN SAID DEED BOOK; THENCE,

10) THENCE NORTH 77 DEGREES 35 MINUTES 59 SECONDS WEST 48.14 FEET TO A POINT;

10 A) THENCE NORTH 29 DEGREES 53 MINUTES 39 SECONDS WEST 89.26 FEET TO A POINT;

10 B) THENCE NORTH 67 DEGREES 47 MINUTES 37 SECONDS WEST 48.14 FEET TO A POINT;

10 C) THENCE NORTH 21 DEGREES 30 MINUTES 53 SECONDS WEST 146.54 FEET TO AN IRON ROD (OLD);

11) WITH THE SOUTHERLY PROPERTY LINE OF SAID TRACT 1, SOUTH 88 DEGREES 30 MINUTES 31 SECONDS EAST, 286.92 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF TRACTS 1 AND 2; THENCE,

12) WITH SAID SOUTHEASTERLY PROPERTY LINE, NORTH 31 DEGREES 30 MINUTES 56 SECONDS EAST. 132.95 FEET TO AN IRON ROD (OLD); THENCE,

13) NORTH 08 DEGREES 17 MINUTES 22 SECONDS EAST, 265.15 FEET TO AN IRON ROD (OLD); THENCE,

14) NORTH 06 DEGREES 17 MINUTES 22 SECONDS EAST, 214.57 FEET TO AN IRON ROD (OLD); THENCE,

15) NORTH 40 DEGREES 46 MINUTES 22 SECONDS EAST, 52.49 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED APACHE TRAIL; THENCE,

16) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF APACHE TRAIL, SOUTHEASTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1159.01-FEET, A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 43 SECONDS, FOR AN ARC LENGTH OF 188.70 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 30 MINUTES 54 SECONDS EAST, 188.49 FEET; THENCE,

17) CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 545.87, FEET, A CENTRAL ANGLE OF 22 DEGREES 13 MINUTES 11 SECONDS, FOR AN ARC LENGTH OF 211.69 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 44 MINUTES 27 SECONDS EAST, 210.37 FEET; THENCE,

18) SOUTH 44 DEGREES 37 MINUTES 52 SECONDS EAST, 589.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 624,166.52 SQUARE FEET OR 14.32 ACRES.

TRACT NO. 2

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF APACHE TRAIL, A 70-FOOT PUBLIC RIGHT-OF-WAY, AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY MARGIN OF INTERSTATE 24; SAID IRON ROD ALSO BEING SITUATED NORTH 38 DEGREES 03 MINUTES 38 SECONDS WEST, 604.15 FEET FROM THE NORTHERLY END OF THE WESTERLY RETURN CURVE AT THE INTERSECTION OF SAID APACHE TRAIL AND PACKARD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1) IN A NORTHWESTWARDLY DIRECTION WITH THE NORTHERLY RIGHT-OF- WAY LINE OF APACHE TRAIL, HAVING A 615.87-FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC LENGTH OF 228.76 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 12 MINUTES 38 SECONDS WEST, 227.45 FEET; THENCE,

2) CONTINUING IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,229.01-FEET, FOR AN ARC LENGTH OF 164.68 FEET TO AN IRON ROD (OLD) AT THE MOST SOUTHERLY PROPERTY CORNER OF TRACT 2 ON THE PLAN OF SHERWOOD LAKE AS OF RECORD IN PLAT BOOK 4675, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 41 MINUTES 25 SECONDS WEST, 164.56 FEET; THENCE,

3) LEAVING SAID RIGHT-OF-WAY LINE, AND WITH THE SOUTHEASTERLY LINE OF SAID TRACT 2, SHERWOOD LAKE, NORTH 40 DEGREES 46 MINUTES 24 SECONDS EAST, 87.90 FEET TO AN IRON ROD (OLD) ON THE SOUTHEASTERLY MARGIN OF INTERSTATE 24; THENCE,

4) WITH THE SOUTHEASTERLY MARGIN OF SAID INTERSTATE 24, SOUTH 65 DEGREES 44 MINUTES 10 SECONDS EAST, 84.56 FEET TO AN IRON ROD (OLD); THENCE,

5) SOUTH 44 DEGREES 37 MINUTES 52 SECONDS EAST, 298.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,588 SQUARE FEET OR 0.334 ACRES.

BEING THE SAME PROPERTY CONVEYED TO NEW BAVARIA ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED 11/23/2005 FROM ALLIANCE LHMD LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT 20051130-0144076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY