THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Gregory A. Randall, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Ste. 1800
Atlanta, Georgia 30339

Davidson County DEEDQC
Recvd: 09/11/15 14:33 5 pgs
Fees:27.00 Taxes:0.00
**20150911-0092620**

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# QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 10th day of September, 2015, by DALE C. MORRIS, a Tennessee resident ("***Grantor***"), and LMV M TOWER HOLDINGS, LLC, a Delaware limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledge, has bargained, sold and does by these presents bargain, remise, release, and forever quitclaim unto the Grantee, its successors and assigns, all right, title, interest, claim or demand which Grantor has or may have in and to the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee; to wit:

> All that certain real estate described on **Exhibit A** attached hereto and incorporated herein by reference.

This being the same real estate conveyed to Grantor by Deed of Record in (a) Instrument Numbers 20010622-0066498 and 20040329-0034740, and (b) (i) Deed Book 4959, page 824, re-recorded in Book 4982, page 550, and re-recorded in Book 5066, page 96, and Book 9544, page 173; (ii) Book 6525, page 214; and (iii) Book 5446, page 106, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments there unto belonging or in any way appertaining, unto Grantee, its successors and assigns in fee simple forever, so that neither the Grantor nor its successors and assigns, nor any other person claiming under it shall at any time claim or demand any right, title or interest to the Property or its appurtenances.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by and through its duly-authorized representative on the day and year first above written.

DALE C. MORRIS

STATE OF Tennessee
COUNTY OF Davidson

Before me, Thomas L. Bottorff, a Notary Public in and for the State and County aforesaid, personally appeared Dale C. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 16th day of September, 2015.

Notary Public
My Commission Expires: 10/23/2017

IN WITNESS WHEREOF, Earline Morris has joined in the execution of this this instrument to convey to Grantee all of her right, title and interest, marital or otherwise, in and to the Property.

EARLINE MORRIS

STATE OF Tennessee
COUNTY OF Davidson

Before me, Thomas L. Bottorff, a Notary Public in and for the State and County aforesaid, personally appeared Earline Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 16th day of September, 2015.

Notary Public
My Commission Expires: 10/23/2017

RECORDING DATA ONLY

Property Address:
814, 816, 818, 822 and 824
19th Avenue South, City of
Nashville, Tennessee 37212

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
Dale C. Morris
818 19th Avenue South,
Nashville, Tennessee 37212

Dale C. Morris, Affiant

Tax Identification Nos.:
092-16-0-308.00
092-16-0-307.00
092-16-0-306.00
092-16-0-304.00
092-16-0-303.00

SUBSCRIBED and SWORN TO before me this 16th day of October, 2015

Notary Public

10/23/2017
My Commission Expires

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

LMV M Tower Holdings, LLC
201 South Tryon, Suite 1000
Charlotte, North Carolina 28202

**EXHIBIT A**
**(Property Description)**

Being a tract of land lying in Nashville, Davidson County Tennessee also being Lots 171 through 177 on O.B. Hays Second Plan of Small Lots of record in Plan Book 1, Page 81 in the Chancery Court of Nashville and being more particularly described as follows.

Beginning at an iron rod set at the intersection of the easterly right-of-way line of Nineteenth Avenue South, 50 feet in width, and the northerly right-of-way line of Chet Atkins Place, 50 feet in width;

Thence with the easterly right-of-way line of Nineteenth Avenue South, North 08 deg 30 min 55 sec East, 302.66 feet to a Mag Nail set at a corner common with the property conveyed to Alexander Turner Properties, L.P. of record in Warranty Deed, Instrument Number 20000310-0025277 in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Nineteenth Avenue South with the southerly line of said Alexander Turner Properties, South 82 deg 23 min 08 sec East, 150.00 feet to an existing iron rod on the westerly right-of-way line of Alley Number 444, alley right-of-way width varies;

Thence with the westerly right-of-way line of Alley Number 444, South 08 deg 31 min 04 sec West, 301.98 feet to an iron rod set on the northerly right-of-way line of said Chet Atkins Place;

Thence with the northerly right-of-way line of Chet Atkins Place, North 82 deg 38 min 44 sec West, 150.00 feet to the point of beginning; containing 45,341 square feet or 1.041 acres more or less, as shown on that certain ALTA/ACSM Land Title Survey prepared for Lennar Multifamily Communities, LLC, LMV M Tower Holdings, LLC and First American Title Insurance Company by Michael J. Moore, Tennessee Registered Surveyor No. 2336, of Energy Land & Infrastructure dated May 13, 2015, last revised August 29, 2015.

Being the same properties conveyed to Dale C. Morris of record Instrument Number 20010622-0066498; Dale Morris of record in Book 9544, Page 173; Dale Morris of record in Book 6525, Page 214; Dale C. Morris of record in Book 5446, Page 106 and Dale C. Morris of record in Instrument Number 20040329-0034740 all in the Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Jay H. Smith, 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, Pamela G. Nash, a notary public for this county and state, Jay H. Smith, 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:

Notary Seal:

