Davidson County DEEDQC
Recvd: 09/16/15 16:22 4 pgs
Fees:22.00 Taxes:0.00
20150916-0094172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Affiant, MEMBER

Subscribed and sworn to before me, this the 25th day of August, 2015.

Notary Public
My commission expires: 6-25-19

ELIZABETH P. WATKINS NOTARY PUBLIC COLUMBIA CO., GEORGIA MY COMMISSION EXPIRES JUNE 25 2019

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
The Duke Apartments of Nashville, LLC 720 Sebastian Way, Suite 1 Augusta, Georgia 30901	Same	07113000200

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, HORSEPOWER, J.V., a Tennessee joint venture and general partnership, hereinafter called "GRANTOR", has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto THE DUKE APARTMENTS OF NASHVILLE, LLC, a Georgia limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto

This is unimproved/improved property located at 281 Cumberland Bend (formerly 100 Cumberland Bend), Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the said tract or parcel of land in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to said real estate or any of the rights, members and appurtenances thereof. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 17th day of August, 2015.

GRANTOR:

HORSEPOWER, J.V., a Tennessee joint venture and general partnership

By: _____
Earl H. Dunn, Jr.
Title: Managing General Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I HEREBY CERTIFY THAT on this 17th day of August, 2015, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl H. Dunn, Jr. who acknowledged himself to be the Managing General Joint Venturer of HORSEPOWER, J.V., a Tennessee joint venture and general partnership, and that he, as such Managing General Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of August, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

EXHIBIT "A"
Property Description

A tract of land in the Tract 2nd Council District, Davidson County, Tennessee. Tract being Lot 4G of the Resubdivision of part of Block H, Section 1, Metrocenter Tract 4M and 4G, as recorded in Plat book 6200, Page 751, Register's Office, Davidson County, Tennessee (RODC) .Tract being bounded on the north by Lot 4M of the said Plat, on the east by Lot 7 of the Cumberland Bend Business Park Section 7, Metrocenter, as recorded in Plat Book 5210, Page 90, RODC and by Lot 2 of the Cumberland Bend Business Park Section 2, Metrocenter, as recorded in Plat Book 4885, Page 166, RODC and on the south and west by the northern and eastern Right of Way (ROW) of Great Circle Road. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern corner of said Lot 4M an being the northwestern corner of the herein described tract; thence with the common line of said Lot 4M N 54° 46' 37" E 117.00 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 17° 57' 29", a radius of 527.00 feet, a length of 165.18 feet and having a chord bearing and distance of N 63° 45' 21" E 164.50 feet to an iron rod new; thence N 72° 44' 04" E 102.75 feet to a PK nail old; thence with the common lines of said Lot 7 S 20° 00' 56" E 31.23 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 55° 41' 09", a radius of 200.00 feet, a length of 194.38 feet and having a chord bearing and distance of S 67° 40' 32" E 186.82 feet to a PK nail old; thence with the common line of said Lot 2 S 39° 49' 56" E 203.72 feet to a PK nail old; thence with a curve to the left with an central angle of 43° 02' 48", a radius of 125.00 feet, a length of 93.91 feet and having a chord bearing and distance of S 61° 21' 21" E 91.72 feet to a PK nail old; thence S 27° 15' 56" E 250.76 feet to an ½" iron rod old on said Great Circle Road ROW; thence said ROW S 74° 19' 55" W 107.50 feet to an concrete monument old; thence S 67° 27' 36" W 223.80 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 77° 19' 07", a radius of 220.00 feet, a length of 296.88 feet and having a chord bearing and distance of N 73° 52' 53" W 274.86 feet to an concrete monument old; thence N 35° 13' 23" W 479.13 feet to the point of beginning.

Tract contains 321,812 square feet or 7.39 acres.

Bearings based on Tennessee State Plane Coordinate System.

BEING THE SAME PROPERTY CONVEYED TO HORSEPOWER J.V., A TENNESSEE GENERAL PARTNERSHIP BY DEED FROMS SEV METROCENTER IV, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201410150095352, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis-Wilburn, 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.

Denise C. Allis Wilburn
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018