Davidson County DEEDQC
Recvd: 03/01/16 13:51 5 pgs
Fees:27.00 Taxes:0.00
20160301-0019497

FROM: 10TH AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

TO: URBAN NASHVILLE ROBERTSON BUILDING, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel Nos.
812 Gravier Street Suite 200 New Orleans, Louisiana 70112	(same)	Map: 093-06-30 Parcels: 25, 26 & 27

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 $0.00.

Elizabeth Pendell
Affiant

Subscribed and sworn to before me, this the 1 day of March, 2016.

Jodean M. King
Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Comm. Expires: 6/20/2017

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, 10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto URBAN NASHVILLE ROBERTSON BUILDING, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, all of its right, title and interest, in and to the land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

See Exhibit A attached hereto.

TOGETHER WITH any interest of the Grantor, if any, in that certain parcel of land beginning at a PK nail found with GS&P washer (Northing 665,862.2968 feet, Easting 1,737,896.0575 feet)

in the eastern right of way of 7th Avenue North common corner with 10th Avenue Multifamily Partners, L.L.C. Instrument Number 20150130-0009138 recorded in the Davidson County Register of Deeds Office and being located South 27 Degrees 13 Minutes 26 Seconds East for 160.31 feet from the Northwest corner for James Robertson Apartments; thence with 10th Avenue Multifamily Partners, L.L.C line North 62 Degrees 15 Minutes 27 Seconds East for 170.01 feet to PK nail found with GS&P washer in the western right of way line of Public Alley Number 57; Thence with said line South 28 Degrees 06 Minutes 51 Seconds East for 0.95 feet to a point located North 28 Degrees 06 Minutes 51 Seconds West for 0.19 feet from a PK nail found corner with Barber Shop Quartet Instrument Number 20061023-0131300 recorded in the Davidson County Register of Deeds Office; Thence crossing the gap along the edge of an existing building South 62 Degrees 32 Minutes 09 Seconds West for 170.02 feet to a point in the eastern right of way line of 7th Avenue North being located North 26 Degrees 53 Minutes 48 Seconds West for 0.25 feet from a PK nail found corner with Barber Shop Quartet Instrument Number 20061023-0131300 recorded in the Davidson County Register of Deeds Office; Thence with said right of way line North 26 Degrees 53 Minutes 48 Seconds West for 0.12 feet to the Point of Beginning, Said area being 91.30 Square Feet.

Grantor expressly disclaims any and all representations and warranties express or implied regarding the foregoing described real property.

The Property is improved property commonly known as 112 7th Avenue North, Nashville, Tennessee 37203, 114 7th Avenue North, Nashville, Tennessee 37203, and 118 7th Avenue North, Nashville, Tennessee 37203.

[Signature page follows]

1ST IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 1 day of MARCH, 2016.

GRANTOR:

10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Govan D. White
Title: Authorized Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Govan D. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Member of 10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware 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 18th day of February, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 1.24.17

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Beginning at the North West building corner of James Robertson Avenue Apartments in the east right of way of 7th 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 No. 20130306-022366, in the Davidson County Register of Deeds, thence with the line of Lot 2 North 62° 15' 27" East for 167.50 feet to a 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 and distances:

1. South 27° 13' 26" East for 91.30 feet to a pk nail new with GS&P washer;

2. South 27° 13' 26" East for 12.00 feet to a pk nail new with GS&P washer;

3. South 27° 13' 26" East for 28.50 feet to a pk nail new with GS&P washer;

4. North 62° 15' 27" East for 2.51 feet to a pk nail new with GS&P washer;

5. South 27° 13' 26" 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° 15' 27" 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 7th Avenue North;

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

1. North 27° 13' 26" West for 57.00 feet to a pk nail new with GS&P washer;

2. North 27° 13' 26" West for 12.00 feet to a pk nail new with GS&P washer;

3. North 27° 13' 26" 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.

Being the same property conveyed to 10th Avenue Multifamily Partners, LLC, a Delaware limited liability company, by deeds from Harpeth Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20150130-0009135, Instrument No. 2015130-0009136, in the Register's Office for Davidson County, Tennessee; and by deeds from James Robertson Apartments, Limited Partnership, a Tennessee limited partnership, as Instrument No. 20150130-0009137 and Instrument No. 20150130-0009138, in said Register's Office.

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, Jodean M. King, 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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: