BILL GARRETT, Davidson County
Trans:T20160045030 DEEDQC
Recvd: 05/27/16 12:31 5 pgs
Fees:27.00 Taxes:0.00
20160527-0053696

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Government of Nashville and Davidson County, Tennessee Department of Parks and Recreation PO Box 196300 Nashville, Tennessee 37219	New Owner	093-01-091.00 093-01-046.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CAPITOL VIEW JOINT VENTURE,** a Tennessee general partnership, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, all of their right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is unimproved property located on 10th Avenue North, Nashville, Tennessee 37203.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2016.

CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership

By: C-Land Fund, LLC, a Delaware limited liability company, general partner

By: NML Real Estate Holdings, LLC, a Wisconsin limited liability company, its sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: _____

Name: Daniel M. Flesch

Its: Director

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY CORPORATE NML SEAL

APPROVED R.E. Dept.

By: Charlotte Eleventh Investments, LLC, a Tennessee limited liability company, general partner

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Daniel M. Flesch, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Director of Northwestern Mutual Investment Management Company, LLC, Authorized Representative of The Northwestern Mutual Life Insurance Company, sole member of NML Real Estate Holdings, LLC, sole member of C-Land Fund, LLC, a Delaware limited liability company, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Director.

WITNESS my hand and Official Seal at office this 25th day of May, 2016.

ANNA K. BAGSTAD
NOTARY PUBLIC
STATE OF WISCONSIN

_____
Anna K. Bagstad, Notary Public
My Commission Expires: October 30, 2018

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Charlotte Eleventh Investments, LLC, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this 26th day of May, 2016.

_____
Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Sworn to and subscribed before me this
26th day of May, 2016.

Notary Public
My Commission Expires: March 3, 2020

TERRI R. TROUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PROPERTY DESCRIPTION

Tract 1 (Parcel 91)

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North by Jo Johnston Avenue, on the East by 10th Avenue North, on the South by Gay Street, and on the West by CSX railroad and being parts of Lots 10, 11, 12, 13 and 14 as shown on the Map of Cannon Subdivision, as of record in Plat Book 1, page 53, Chancery Court for Davidson County, Tennessee, and being furthermore described according to a survey prepared by James Terry & Associates, dated February 12, 2007, Job Number 2007-005 and proceeding as follows:

Beginning at an iron rod (set) in the northwesterly right-of-way line of Gay Street, a 33.0-foot public right-of-way; said iron rod being situated 50 feet East of and parallel and perpendicular to the easterly margin of CSX Railroad Track No. 1; thence,

1. Leaving said right-of way line and with the easterly margin of said CSX Railroad Track No. 1, being 50 feet parallel and perpendicular to the centerline of the existing railroad track, North 35 degrees 21 minutes 32 seconds West 132.59 feet to an iron rod (set); thence,

2. In a northwestwardly direction with a curve to the left having a radius of 1248.17-feet, a central angle of 05 degrees 27 minutes 00 seconds, for an arc length of 118.72 feet to a chiseled "X" in concrete wingwall of railroad overpass in the southeasterly right-of-way line of Jo Johnston Avenue (formerly Line Street), a 45.0-foot public right-of-way; said curve has a chord bearing and distance of North 38 degrees 05 minutes 02 seconds West, 118.68 feet; thence,

3. With the southeasterly right-of-way line of said Jo Johnston Avenue, North 62 degrees 10 minutes 00 seconds East, 93.84 feet to an iron rod (set) at the back of the existing sidewalk at the intersection of said Jo Johnston Avenue and 10th Avenue North (formerly Belleville Street), a 49.5 foot public right-of-way; thence,

4. With the southwesterly right-of-way line of said 10th Avenue North, South 29 degrees 04 minutes 00 seconds East, 248.00 feet to a P.K. Nail (set) in the northwesterly right-of-way line of the aforementioned Gay Street; thence,

5. With the northwesterly right-of-way line of said Gay Street, South 61 degrees 53 minutes 31 seconds West, 60.69 feet to the point of beginning and containing 18,686 square feet or 0.428 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/ACSM Land Title Survey of 2005.

Being part of the same property conveyed to North Charlotte Avenue Holdings, LLC by deed from HSD Holdings, LLC, also known as HSD Holding, LLC, to North Charlotte Avenue Holdings, LLC as recorded in Instrument No. 20080111-0003533 and by deed from Crosland Capitol View, LLC of record in Instrument No. 20080118-0005919, Register's Office for Davidson County, Tennessee.

Tract 2 (Parcel 46)

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot Q, of the Revised Subdivision Plat of Capitol Hill Redevelopment Project, as of record in Plat Book 2663, page 120, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing concrete monument at the intersection of the westerly right-of-way line of CSX Transportation Railroad and the northerly right-of-way line of Gay Street;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Gay Street, South 62 deg 00 min 39 sec West, 89.86 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 7.76 feet, the central angle of which is 88 deg 52 min 01 sec. the radius of which is 5.00 feet, the chord of which is North 73 deg 33 min 20 sec West, 7.00 feet to an iron rod set at the intersection with the easterly right-of-way line of Tenth Avenue North;

Thence leaving the northerly right-of-way line of Gay Street, with the easterly right-of-way line of Tenth Avenue North, North 29 deg. 07 min 20 sec West, 217.75 feet to an iron rod set, at the intersection with the southerly right-of-way line of Jo Johnston Avenue;

Thence leaving the easterly right-of-way line of Tenth Avenue North, with the southerly right-of-way line of Jo Johnston Avenue, with a curve to the right, along an arc length of 36.62 feet, the central angle of which is 91 deg 14 min 00 sec, the radius of which is 23.00 feet, the chord of which is North 16 deg 32 min 38 sec East, 32.88 feet to an iron rod set;

Thence North 62 deg 09 min 32 sec East, 181.85 feet to an existing iron rod at the intersection with the westerly right-of-way line of CSX Transportation Railroad;

Thence leaving the southerly right-of-way line of Jo Johnston Avenue with the westerly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 60.80 feet, the central angle of which is 04 deg 44 min 22 sec, the radius of which is 735.00 feet, the chord of which is South 02 deg 33 min 14 sec East, 60.78 feet to an existing concrete monument;

Thence South 05 deg 15 min 21 sec East, 206.10 feet to the point of beginning. Containing 36,371 square feet or 0.835 acres more or less.

Being part of the property conveyed to North Charlotte Avenue Holdings, LLC by deed from Crosland Capitol View, LLC of record in Instrument No. 20081230-0123634, Register's Office for Davidson County, Tennessee.

North Charlotte Avenue Holdings, LLC is now known as Capitol View Joint Venture, a Tennessee general partnership, as evidenced by Certificate of Conversion of record in Instrument No. 201404150031462, Register's Office for Davidson County, Tennessee.