This instrument prepared by:
State of Tennessee
Department of Transportation
Legal Office
Region III – 6601 Centennial Blvd.
Nashville, TN 37423

Federal Project No. I-40-3(6)196
Davidson County
Tract No. 10
Excess Land
Inventory No. 6059

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP/PARCEL:
Bellevue Apartments, LP 1 Glenlake Pkwy, Suite 1275 Atlanta, GA 30328	Same	To be added to 11400011900

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100 ($6,600.00), cash in hand paid, the receipt of which is hereby acknowledged, the **STATE OF TENNESSEE**, acting by its **Commissioner of Transportation,** under the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), hereby Quitclaims unto **Bellevue Apartments, LP, a Georgia limited partnership** all its right, title and interest, in and to the following real estate located in Davidson County, Tennessee:

Land situated in the 22nd Council District of Nashville, Davidson County, Tennessee, being a portion of Parcel "C", originally conveyed to the State of Tennessee from Thomas H. Hows and wife, Beulah M. Hows in a Deed of Correction, of record in Deed Book 3889, Page 906 in the Registers' Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an old highway monument found along the southerly margin of Charlotte Pike, said monument being the northwesterly corner of an area depicted as the "Detail of Access Rd to Hows Property" in Federal Aid Project No. I-40-3(14)-196, sheet 35-E and the south western corner of land conveyed to Daniel Oakley by Quitclaim Deed, of record in Instrument 20120815-0073111, in said Register's Office, thence South 63 degrees 27 minutes 33 seconds East, a distance of 80.18' to an iron rod set by Dale and Associates, said rod being the north westerly corner of lands conveyed to Bellevue Apartments, LP in Instrument Number 20150430-0038891 in said Register's Office;

thence continuing along the line of Oakley, South 63 degrees 27 minutes 33 seconds East, a distance of 48.95 feet to a disturbed concrete monument, said monument being a southerly corner of the aforementioned Oakley Tract;

thence leaving the Oakley tract with a curve turning to the left, having a radius of 200.38 feet, a chord bearing of South 63 degrees 46 minutes 43 seconds East, a chord length of 2.23 feet, with an arc length of 2.23 feet to the point of beginning of the herein described land;

thence with a curve turning to the left, having a radius of 200.38 feet, a chord bearing of South 88 degrees 29 minutes 11 seconds East, a chord length of 165.48 feet, with an arc length of 170.59 feet to a point;

thence South 22 degrees 52 minutes 30 seconds East, a distance of 40.00 feet to a point;

BILL GARRETT, Davidson County
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thence with a curve turning to the right, having a radius of 240.38 feet, a chord bearing of North 88 degrees 10 minutes 03 seconds West, a chord length of 200.95 feet, with an arc length of 207.32 feet to a destroyed concrete monument;

thence North 29 degrees 43 minutes 58 seconds East, a distance of 40.07 feet to the point of beginning, containing 7,558.15 square feet or 0.174 acres of land.

The land described herein currently exists within the area described in the conveyance to Bellevue Apartments, LP, of record in Instrument Number 20150430-0038891, in said Register's Office.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their successor and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

REFERENCE: The Legal Description contained herein was prepared by Christopher Lyle Goetz, Tennessee RLS# 2660, Dale and Associates, 516 Heather Pl, Nashville, TN 37204. References are derived from survey work performed by Dale and Associates and official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

Being part or all of the property acquired by the State of Tennessee by Deed recorded in Deed Book 3889, Page 906 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the **STATE OF TENNESSEE,** acting through its Commissioner of Transportation, has caused this instrument to be executed this the 9th day of May, 2016.

STATE OF TENNESSEE

BY: _____
JOHN C. SCHROER
COMMISSIONER OF TRANSPORTATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, JOHN C. SCHROER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 9th day of May, 2016.

ANGELA P. MARTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
NOTARY PUBLIC

My Commission Expires:
1-6-2020

STATE OF TENNESSEE
COUNTY OF Davidson

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T.C.A. Section 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and SUBSCRIBED before me this 31 day of May, 2016.

_____
NOTARY PUBLIC

ADAM SEGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
July 3, 2017