2nd

BILL GARRETT, Davidson County
Trans:T20170049002 DEEDQC
Recvd: 06/08/17 13:45 5 pgs
Fees:27.00 Taxes:0.00
20170608-0057634

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2017. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
1616 Camden Road, Suite 210 Charlotte, NC 28203	AP Edgehill Investors, LLC 1616 Camden Road, Suite 210 Charlotte, NC 28203	105010233, 105010228, 105010229

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Edgehill Village Investors, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **AP Edgehill Investors, LLC, a Delaware limited liability company**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on **Exhibit A** hereto.

This is improved property located at 1200, 1201 and 1207 Villa Place, Nashville, TN 37212.

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 7 day of June, 2017.

EDGEHILL VILLAGE INVESTORS, LLC,
a Tennessee limited liability company

By: **Edgehill Village Managing Member, LLC**, a Tennessee limited liability company, its Manager

By: _____
Robert W. Lowe, Jr.
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT W. LOWE, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Tract I:
Map / Parcel 105 010 23300
1200 Villa Place

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 25 on the Plan of O. B. Hayes Large Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee. Said westerly one-half of said Lot No. 25 is more particularly described as follows:

Beginning at a point where Edgehill Street intersects Villa Place, running thence a southerly three hundred and five (305) feet along the easterly margin of Villa Place; thence easterly and parallel to the southerly margin of Edgehill Street one hundred and fifty-two (152) feet six (6) inches to the westerly margin of a proposed alley; thence northerly and parallel with the easterly margin of Villa Place three hundred and five (305) feet to the southerly margin of Edgehill Street at a point one hundred fifty-two (152) feet six (6) inches easterly from the easterly margin of Villa Place; thence westerly one hundred fifty-two (152) feet six (6) inches to the point of beginning.

Also described as follows:

Being a parcel of land in Davidson County, Tennessee, belonging to the EDGEHILL VILLAGE INVESTORS, LLC (Tax Map 105-01, Parcel 233) as recorded in Quit Claim Deed Instrument No. 20140307-0019402 Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar with Cherry cap in the northeast corner of said property and in the southerly right-of-way of Edgehill Avenue;

Thence, leaving the said right-of-way and with the easterly line of said property, South 09 Degrees 19 Minutes 16 Seconds West, a distance of 305.00 feet to a found 5/8" iron rebar with a yellow GS&P cap and being the northeast corner of the Bobbie L. Moore Estate, as recorded in instrument 20130107-0002074 (R.O.D.C.);

Thence, with the northerly line of the Moore Estate, North 82 Degrees 31 Minutes 38 Seconds West, a distance of 152.50 feet to a found PK Nail in concrete curb with GS&P shiner and being the northwest corner of the Moore Estate and in the easterly right-of-way line of Villa Place;

Thence, with the right-of-way line of Villa Place, North 09 Degrees 18 Minutes 22 Seconds East, a distance of 305.00 feet to a found PK Nail in concrete sidewalk with GS&P shiner and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the Edgehill Avenue right-of-way line, South 82 Degrees 31 Minutes 38 Seconds East, a distance of 152.58 feet back to the Point of Beginning.

The above description contains 46,500 SqFt. (+/-) and/or 1.07 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7, 2017. Source of North is per Tennessee Grid North (NAD 1983).

Tract II:
Map / Parcel 105 010 22800
1201 Villa Place

Land in Davidson County, Tennessee, being the North 145 feet of the Northeast corner of Tract No. 24 on the Map of O. B. Hayes' Plan of Large Lots, as of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee, and beginning at an iron pin, being the Northeast corner of a 10-foot alley and being the Northwest corner of this tract; thence with the Easterly margin of said alley 155.0 feet to a point; thence with the Northerly property line (William H. Elam as of record in Deed Book 10993, page 55) 145.0 feet to a point; thence with the Westerly right-of-way of Villa Place 155.00 feet to a point in the Southwest intersection of Villa Place and Edgehill Avenue; thence with the Northerly right-of-way of Edgehill Avenue 145.00 feet to the point of beginning, containing 22,475 square feet or 0.516 acres, more or less.

Also described as follows:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 228) as recorded in Quit Claim Deed Instrument No. 20140307-0019402 Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar in the northwest corner of said property and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the said right-of-way line, South 82 Degrees 34 Minutes 09 Seconds East, a distance of 144.26 feet to an existing Mag Nail in concrete sidewalk and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 156.19 feet to a found PK Nail in concrete with GS&P shiner and being the northeast corner of the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 49 Seconds West, a distance of 144.18 feet to a found 5/8" iron rebar with a yellow GS&P cap and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 155.00 feet to the Point of Beginning.

The above description contains 22,431 SqFt. (+/-) and/or 0.51 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

Tract III:
Map / Parcel 105 010 22900
1207 Villa Place

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Villa Place, 50 feet in width at the southeast corner of the property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793, Register's Office for Davidson County, Tennessee.

Thence with the westerly right-of-way line of Villa Place South 09 degrees 13 minutes 51 seconds West, 49.92 feet to a point at the northeast corner of Tract 4 of record in Instrument No.20020107-0002332;

Thence leaving the westerly right-of-way line of Villa Place with the northerly property line of said Tract 4, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to a point on the easterly right-of-way line of Alley No. 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 49.92 feet to a point at the southwest corner of said property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793;

Thence with the southerly property line of said Villa Way, LLC, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to the point of beginning, containing 7,196 square feet or 0.165 acres, more or less.

Also described as:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument Nos: 20140307-0019402, Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at a found 5/8"iron rebar with a yellow GS&P cap in the northwest corner of said property and in the westerly right-of-way line of Alley No.438;

Thence, in a southeasterly direction with the northerly line of said property, South 82 Degrees 05 Minutes 49 Seconds East, a distance of 144.18 feet to a found PK Nail in concrete with a GS&P shiner and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 49.92 feet to a found 5/8" iron rebar with a yellow GS&P cap and being the northeast corner of the Edgehill Village Investores, LLC (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 50 Seconds West, a distance of 144.16 feet to a found PK Nail in asphalt with GS&P shiner and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 49.92 feet to the Point of Beginning.

The above description contains 7,195 SqFt. (+/-) and/or 0.16 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

Being a part of the same property conveyed to Edgehill Village Investors, LLC by deed from Voorhees Investors, LLC of record at Instrument No. 20140307-0019402, in the Register's Office of Davidson County, Tennessee.