Davidson County DEEDQC
Recvd: 06/13/17 15:43 6 pgs
Fees:32.00 Taxes:0.00
20170613-0059391

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 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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Howell Park Partners, LLC P.O. Box 24512 Nashville, TN 37202	New Owner	093-10-0A-405.00-CO 093-10-0A-409.00-CO 093-10-0A-411.00-CO 093-10-0A-423.00-CO 093-10-0A-425.00-CO 093-10-0A-429.00-CO 093-10-0A-433.00-CO 093-10-0A-441.00-CO 093-10-0A-471.00-CO 093-10-0A-475.00-CO 093-10-0A-479.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Edgehill Village Investors, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Howell Park Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property located at 405, 409, 411, 423, 425, 429, 433, 441, 471, 475 and 479 2nd Ave South, Nashville TN 37201-2318.

* * *

I, Talbott P. Ottinger, 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.

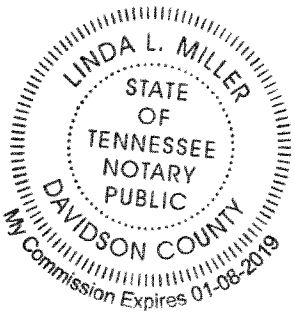
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 9th 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, **Robert W. Lowe, Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President of Edgehill Village Managing Member, LLC, the Manager of Edgehill Village Investors, LLC**, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of June, 2017.

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

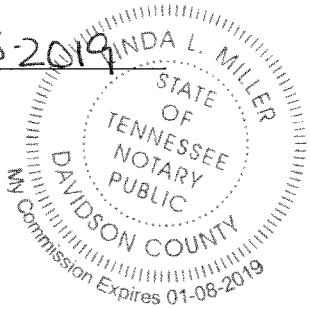


EXHIBIT A

Legal Description

First Tract: 405 2nd Avenue South, Nashville, TN 37201
A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit No. 405 on the Plan of Howell Park Condominiums, as of record in Book 6250, page 868, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

Included in this conveyance, but specifically excluded from any and all warranties of title and/or seisin, the Grantor quitclaims and conveys any right, title and interest, if any, she may have in Garage Number 4 located at Howell Park Condominiums.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Leigh H. Burkhardt, unmarried, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Second Tract: 409 2nd Avenue South, Nashville, TN 37201
Land in Davidson County, Tennessee, being Unit No. 409 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Jason B. Casey, married, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Third Tract: 411 2nd Avenue South, Nashville, TN 37201
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Unit No. 411 in Howell park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250 page 868 Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816 page 411 Register's Office for Davidson County, Tennessee to which plan reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816 page 411 Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from George L. Smith, an unmarried person, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Fourth Tract: 423 2nd Avenue South, Nashville, TN 37201
LAND in Davidson County, Tennessee, being Unit No. 423 of Howell Park, a Condominium, a Horizontal Property Regime, crated under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6816, page 411, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant

to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Howell Park, a Condominium, as of record in Book 6250, page 868, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Billy D. Gatons, an unmarried person, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Fifth Tract: 425 2nd Avenue South, Nashville, TN 37201
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 425 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, said Register's Office, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed and related to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, containing in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Gregory D. Benning, unmarried, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Sixth Tract: 429 2nd Avenue South, Nashville, TN 37201
Land in Davidson County, Tennessee, being:
Unit No. 429 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, and incorporated in this deed by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Aaron Wise, married, and Jason Lewis, married, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Seventh Tract: 433 2nd Avenue South, Nashville, TN 37201
A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

UNIT NO. 433 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, amended in Book 11429, page 947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 6816, page 411, amended in Book 11429, page 947, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Bradley David Markum, unmarried, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Eighth Tract: 441 2nd Avenue South, Nashville, TN 37201
Land in Davidson County, Tennessee, being Unit No. 441 in Howell Park, a Condominium, A Horizontal Property Regime, of record in Book 6250, page 868, and as described in a Master Deed of record in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Timothy Deweese and Patricia Deweese, husband and wife, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Ninth Tract: 471 2nd Avenue South, Nashville, TN 37201
A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 471, in a Horizontal Property Regime, as shown on the Condominium site Plan of Howell Park Condominiums, as of record in Book 6250, page 868, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Julie M. Griffin, unmarried, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Tenth Tract: 475 2nd Avenue South, Nashville, TN 37201
A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit: Unit No. 475 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereon, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from Sheryl Ann Mustain, unmarried, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.

Eleventh Tract: 479 2nd Avenue South, Nashville, TN 37201
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Unit No. 479 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan record in Book 6250, page 868, Register's Office for Davidson County, Tennessee, an described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Garage No. 3 is assigned as a limited common element serving Unit No. 479.

Being the same property conveyed to Edgehill Village Investors, LLC, by Warranty Deed from James L. Cain, Jr., married, dated June 13, 2017, of record in Instrument No. 20170613-0059195, Register's Office for Davidson County, Tennessee.