Bill Garrett Davidson County
Batch# 42741 DEEDQC
12/29/2017 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171229-0132385

THIS INSTRUMENT PREPARED BY:

27301-1C
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cascades Apartments, LLC 201 N. Elm Street, Suite 201 Greensboro, NC 27401	New Owner	16400004400

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Ellis Thomas, Jr.**, hereinafter called the Grantor, by these presents does transfer, convey and quitclaim unto **CASCADES APARTMENTS, LLC, a North Carolina limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This Real Estate is more commonly known as 3300 Murfreesboro Pike, Antioch, Davidson County, Tennessee.

BEING all of the same property conveyed to George Ellis Thomas, Jr. by Successor Trustee's Deed dated April 9, 1998 from Lea W. Stouffer, Successor Trustee, of record in Book 10884, Page 275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The property hereby conveyed is one and the same property conveyed by the Grantor to the Grantee by Warranty Deed dated July 17, 2017, of record in Instrument No. 20170717-0071796, Register's Office for Davidson County, Tennessee. This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of December, 2017.

George Ellis Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Ellis Thomas, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of December, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28th day of December, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Legal Description

Land situated in the 33rd Council District of Davidson County, Antioch, Tennessee, being land conveyed by Warranty Deed to Cascades Apartments, LLC, a North Carolina limited liability company, from George Ellis Thomas, Jr., of record in Instrument Number 20170717-0071796, in the Register's Office for Davidson County (R.O.D.C., TN), and being more particularly described as follows:

Commencing at the approximate centerline intersection of Murfreesboro Pike (SR001) and Mt. View Road, thence northwesterly along the northerly margin of said pike, an approximate distance of 900 feet to a 5/8" iron rod set with a Dale and Associates cap, said rod being a common corner with lands conveyed to Mt. View Crossing, LLC, of record in Deed Book 11201, page 853, R.O.D.C., TN, and the point of beginning of the herein described land;

thence along the said margin, North 27 degrees, 23 minutes, 56 seconds West, a distance of 449.20 feet to a concrete monument;

thence North 62 degrees, 36 minutes, 04 seconds East, a distance of 10.00 feet to a 5/8" iron rod set with a Dale and Associates cap;

thence North 27 degrees, 23 minutes, 56 seconds West, a distance of 181.44 feet to a concrete monument;

thence with a curve turning to the left having an arc length of 54.58 feet, a radius of 1,492.50 feet, a chord bearing of North 28 degrees, 26 minutes, 48 seconds West, and a chord length of 54.58 feet, to a5/8" iron rod set with a Dale and Associates cap, said rod being a common corner with lands conveyed to Donald L. Buttrey and Mattie Buttrey in Deed Book 2636, Page 305, R.O.D.C., TN;

thence leaving said margin and along the line of Buttrey for the following 8 calls; North 62 degrees, 03 minutes, 55 seconds East, a distance of 526.17 feet to a 5/8" iron rod set with a Dale and Associates cap;

thence North 50 degrees, 50 minutes, 55 seconds East, a distance of 146.60 feet to a 5/8" iron rod set with a Dale and Associates cap;

thence North 73 degrees, 29 minutes, 55 seconds East, a distance of 8.50 feet to a 5/8" iron rod set with a Dale and Associates cap;

thence North 24 degrees, 20 minutes, 55 seconds East, a distance of 189.20 feet to an iron rod found as set by MEC;

thence North 69 degrees, 09 minutes, 31 seconds West, a distance of 132.95 feet to an iron rod found as set by MEC;

thence North 12 degrees, 09 minutes, 42 seconds West, a distance of 191.36 feet to an iron rod found as set by MEC;

thence North 24 degrees, 22 minutes, 55 seconds West, a distance of 98.93 feet to an iron rod found as set by MEC;

thence North 59 degrees, 23 minutes, 30 seconds West, a distance of 132.64 feet to an iron rod found as set by MEC, said rod being along the easterly line of the lands conveyed to James Michael Elkins & Deborah Jean Elkins, of record in Instrument Number 20050804-0091578, R.O.D.C., TN;

thence along the line of Elkins, North 39 degrees, 09 minutes, 05 seconds East, a distance of 553.95 feet to a ½" iron rod near an old fence post, said rod being the southwesterly corner of land conveyed to Agaibi Fawzy, of record in Instrument Number 20170113-0004009, R.O.D.C., TN;

thence along the line of Fawzy and Phase One of Keeneland Downs, of record in Instrument Number 20070612-0070162, R.O.D.C., TN, South 67 degrees, 40 minutes, 08 seconds East, a distance of 523.09 feet to a 5/8" iron rod near an old fence post, said rod also being the north westerly corner of land conveyed to Faith Hope & Love Fellowship, of record in Instrument Number 20050916-0111697, R.O.D.C., TN;

thence along the line of Faith Hope & Love Fellowship, South 09 degrees, 02 minutes, 56 seconds West, a distance of 1,134.56 feet to a ½" iron rod found;

thence South 55 degrees, 46 minutes, 28 seconds West, a distance of 124.22 feet to an iron rod found, as set by Northcutt;

thence South 39 degrees, 17 minutes, 09 seconds East, a distance of 206.24 feet to an iron rod found, as set by Northcutt, said rod being along the westerly margin of Mt. View Road;

thence with a non-tangential curve turning to the left having an arc length of 365.16 feet, a radius of 980.60 feet, a chord bearing of South 18 degrees, 52 minutes, 22 seconds West, and a chord length of 363.05 feet to a 5/8" iron rod set with a Dale and Associates cap;

thence continuing along the margin, South 08 degrees, 12 minutes, 17 seconds West, a distance of 108.71 feet to a 5/8" iron rod set with a Dale and Associates cap, said rod being a common corner with land conveyed to George Riddle, of record in Deed Book 11004, Page 250, R.O.D.C., TN;

thence leaving said margin and along the line of Riddle and the aforementioned Mt. View Crossing, LLC North 84 degrees, 57 minutes, 15 seconds West, a distance of 590.20 feet to the point of beginning having an area of 1,294,016.0 square feet or 29.71 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on December 22, 2017 and is based on survey work conducted by Dale and Associates in conjunction with Project Number 15240.

This is real property more commonly known as 3300 Murfreesboro Pike, Antioch, Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019