Bill Garrett Davidson County
Batch# 44084 DEEDQC
01/03/2018 03:21:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20180103-0001077

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Gould & Ratner LLP Attn: Linsey Cohen 222 North La Salle Street – 8th Floor Chicago, IL 60601	Metrocenter Apartments W LLC 1725 McGovern Avenue, Suite 200 Highland Park, IL 60035	45 Vantage Way Nashville, TN 37228 Davidson County, TN	Metro Center Apartments XI, LLC ET 400 Skokie Blvd Ste 200 Northbrook, IL 60062	08104022100

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of this 31st of December, 2017 by and between **METROCENTER APARTMENTS W LLC**, a Tennessee limited liability company whose address is 1725 McGovern Avenue, Suite 200, Highland Park, IL 60035 (hereinafter "Grantor"), and **THOSE ENTITIES LISTED ON SCHEDULE 1 attached hereto, in the respective percentage interest listed next to each as Tenants in Common** (hereinafter, "Grantee");

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has quitclaimed and sold and does hereby quitclaim, convey, and transfer unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

> All of Grantor's Tenant in Common Interest in that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference.

This being the same real estate conveyed to Grantor by Special Warranty Deed of record as instrument number 20160922-0099894 in the Register's Office of Davidson County, Tennessee.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by and through its duly authorized partner on this the day and year first above written.

SIGNATURES ON FOLLOWING PAGE

SIGNATURE PAGE TO THE
METROCENTER APARTMENTS QUITCLAIM DEED

METROCENTER APARTMENTS W, LLC,
a Tennessee limited liability company

By: RM Manager, LLC, a Delaware limited liability Company

By: _____
Name: Susan Wagner,
Title: Manager

STATE OF Illinois)
Lake County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan Wagner, whose name as Manager of RM Manager, LLC, a Delaware limited liability company, is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such deed, she, in her capacity as Manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand this the 21st day of December, 2017.

Marilyn Rothschild

[NOTARIAL SEAL]

OFFICIAL SEAL
MARILYN ROTHSCHILD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/19/18

SCHEDULE 1

GRANTEE LIST AS TENANTS IN COMMON,
With each acquiring the percentage interest set forth below

Metrocenter Apartments F LLC a Florida limited liability company	6.4297% Tenant in Common
Metrocenter Apartments W LLC a Tennessee limited liability company	6.4297% Tenant in Common

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

METROCENTER APARTMENTS W LLC,
a Tennessee limited liability company

By: RM Manager, LLC, a Delaware limited liability Company, its Manager

By: _____
Name: Susan Wagner
Title: Manager

SUBSCRIBED AND SWORN TO before me this 21st day of December, 2017.

_____
Notary Public

My Commission Expires:

8-19-18

OFFICIAL SEAL
MARILYN ROTHSCHILD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/19/18

A- Legal Description of Land

B - Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

Metro Nashville-Davidson County Property Map No. 81-04, Parcel 221

Being parcel of land in the First Civil District, Second Councilmanic District, Nashville, Davidson County, Tennessee, located on the southerly margin of Vantage Way, and the northerly margin of Interstate 1-65 being Lot No. 1, as shown on Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1, of record in Instrument No. 20070301-0025435, R.O.D.C., (being the westerly portion of the property shown in Plat Book 7900, page 849, in said Register's Office) and being more particularly described as follows:

BEGINNING at an "x" on curb in the southerly right-of-way of Vantage Way at the northwest comer of Lot 1 on said Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1, and at the northeast corner of Metrocenter 10A, of record in Plat Book 7900, Page 389, R.O.D.C .;

THENCE, with said right-of-way of Vantage Way and the back of sidewalk the following calls:

S 67° 05' 37" E, 7.41 feet;
N 87° 33' 58" E, 17.99 feet;
N 80° 48' 58" E, 10.62 feet;
N 77° 01' 47" E, 9.31 feet;
N 68° 23' 50" E, 19.24 feet;

THENCE, with said right-of-way of Vantage Way and a curve to the left, having a central angle of 14° 04' 08", a radius of 2242.00 feet, a tangent of 276.65 feet, and a chord of N 74° 17' 50" E, 549.14 feet for an arc length of 550.52 feet to Iron Rod (Old);

THENCE, continuing with said right-of-way, N 67°15' 47" E, 91.38 feet to a point in the northwest corner of Lot No. 2 of the Resubdivision of Lot 1 Metrocenter Tract10A and Tract 1;

THENCE, leaving said right-of-way with the westerly line of Lot 2 the following calls:

S 17°47' 40" W, 732.14 feet to an Iron Rod (Old)
S 33°37' 57" E, 371.59 feet to an Iron Rod (Old) in the northerly right-of-way of Interstate 1-65;

THENCE, along said northerly right-of-way the following calls:

S 46°35' 59" W, 51.81 feet to an Iron Rod (Old),
S 39°50' 38" W, 151.43 feet to an Iron Rod (Old) located in the southeast comer of property conveyed to Arthur Steve Yokley Sr. of record in instrument No. 200609050109291, R.O.D.C.;

THENCE, with Yokley's easterly line, N 44°13'00" W, 301.90 feet to a point in the southerly line of property conveyed to Arthur S. Yokley of record in Instrument No. 20160303-0020357, R.O.D.C.;

THENCE, with Yokley's southerly and easterly lines the following calls:

N 45°18' 57" E, 7.34 feet to an Iron Rod (Old),
N 44°39' 35" W, 45.48 feet to an Iron Rod (Old),
S 45°18' 55" W, 6.99 feet to an Iron Rod (Old) in the easterly line of Lot 2 Resubdivision of Part of Block "E" Tract 10A, Metrocenter of record in Plat Book 7900, Page 848, R.O.D.C.;

THENCE, with said easterly line the following calls:

N 44°13' 00" W, 208.74 feet to an Iron Rod (Old),
S 58°26' 35" W, 105.38 feet to an Iron Rod (Old),
N 55°37' 33" W, 210.96 feet to an Iron Rod (Old) in the easterly line of Lot 1 Metrocenter Tract 10A of record in Plat Book 7900, Page 389, R.O.D.C.;

THENCE, with said easterly line, N 14°23' 58" E, 519.63 feet to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. County of Davidson Taxes for 2017 and subsequent years, a lien not yet ascertainable, which are a lien, not yet payable.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

3. Title to and easements in, any portion of the land lying within any highways, road, street, or other ways.

4. Right of Way Agreement to Nashville Gas & Heating Company, dated January 17, 1946, recorded in Deed Book 1450, Page 550, Davidson County, Tennessee records.

5. Easement to City of Nashville, dated January 7, 1957, recorded in Deed Book 2634, Page 124, Davidson County, Tennessee records.

6. Easement to City of Nashville, dated November 18, 1961, recorded in Deed Book 3312, Page 52, Davidson County, Tennessee records.

7. Easement to City of Nashville, dated October 4, 1962, recorded in Deed Book 3464, Page 302, Davidson County, Tennessee records.

8. Right of Way Easement to Colonial Pipeline Company, dated November 8, 1963, recorded in Deed Book 3649, page 94, as amended in Deed Book 4873, Page 406, Davidson County, Tennessee records.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, dated November 16, 1973, recorded in Deed Book 4771, Page 27, Davidson County, Tennessee records.

10. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, recorded March 9, 1988, in Deed Book 7487, Page 952, Davidson County, Tennessee records. Amendment to Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, recorded September 9, 1997, in Deed Book 10602, Page 499, aforesaid records.

11. Declaration of Restrictive Covenant, recorded July 28, 1994, in Deed Book 9420, Page 176, Davidson County, Tennessee records.

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12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded August 22, 2014, in Instrument No. 20140822-0076891, Davidson County, Tennessee records.

13. Grant of Easement to Comcast of Nashville 1, LLC, recorded February 25, 2015, in Instrument No. 20150225-0015978, Davidson County, Tennessee records.

14. Grant of Utility Line Easement to The Metropolitan Government of Nashville and Davidson County, Acting by Through The Electric Power Board of Said Government, recorded March 3, 2015, in Instrument No. 20150303-0018452, Davidson County, Tennessee records.

15. Agreement for Dedication of Easement and/or Public Street Right-of-Way, recorded April 28, 2016, in Instrument No. 20160428-0041407, Davidson County, Tennessee records.

16. Matters as shown on plat of survey including a private railroad easement, recorded in Plat Book 4675, Pages 48-49, Davidson County, Tennessee records.

17. Matters shown on plat of survey recorded in Plat Book 7900, Page 389, Davidson County, Tennessee records.

18. Matters shown on plat of survey including a private railroad easement, recorded in Plat Book 7900, Page 849, Davidson County, Tennessee records.

19. Matters shown on plat of survey including a private railroad easement, recorded in Instrument No. 20070301-0025435, Davidson County, Tennessee records.

20. Matters shown on the plat of ALTA/NSPS Land Title Survey prepared by Brad T. Thomas, TN. LIC. No. 2431 for Barge, Waggoner, Sumner and Cannon, Inc., dated June 14, 2016 and designated as Project #356802, last revised

21. Deed of Trust, Assignment of Leases, Rents and Contracts, Security Agreement and Fixture Filing, made to Frank Alvstad, as trustee, for benefit of Allstate Insurance Company, securing promissory note in principal face amount of $42,500,000.

Tennessee Certification of Electronic Document

I, HEATHER ROSARIO, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Illinois

County of Cook

Personally appeared before me, Deborah A. Crangle-Brisch a notary public for this county and
Notary's Name

state, HEATHER ROSARIO, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

"OFFICIAL SEAL"
DEBORAH A. CRANGLE-BRISCH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/12/2018

MY COMMISSION EXPIRES:

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).