BOX 10-A

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

Bill Garrett Davidson County
Batch# 99329 DEEDQC
06/01/2018 03:08:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180601-0052554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Address New Owners as Follows:
RCP LAND, LLC
400 Overbeck Lane, Ste 201
Nashville, Tennessee 37204

Send Tax Bills To:
Same

Map-Parcel Number:
P/O 10302008200

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, RICHLAND CREEK APARTMENTS, LLC, a Tennessee limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to RCP LAND, LLC, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land lying in the 24th Council District of Metropolitan Nashville, Davidson County, Tennessee, being part of Richland Creek Apartments property as recorded in Instrument # 20150625-0060950 Register's Office of Davidson County, Tennessee (R.O.D.C.T.), and Plat Book 6900, page 483, R.O.D.C.T., east of Orlando Avenue, North of Burgess Avenue and being more particularly described as follows:

Beginning at a 5/8" rebar found at the northwest corner of the Richland Creek Apartments property, in the east right-of-way of Orlando Avenue, the same being in the south boundary of the Patina Subdivision, Phase 2, as recorded in Instrument # 200080812-0083055, R.O.D.C.T.;
Thence, with the south boundary of the Patina Subdivision, North 73 degrees 51 minutes 34 seconds East, 145.46 feet to a 5/8" rebar with OHM Advisors cap set;
Thence, across the Richland Creek Apartments property, South 15 degrees 13 minutes 17 seconds East, 154.78 feet to a 5/8" rebar with OHM Advisors cap set;
Thence, North 84 degrees 36 minutes 17 seconds East, 139.36 feet to a 5/8" rebar with OHM Advisors cap set in the north boundary of the RCP Land, LLC property, as recorded in Instrument # 20150929-0098726, R.O.D.C.T.;
Thence, with said boundary, South 74 degrees 00 minutes 39 seconds West, 135.09 feet to a ½" rebar found;
Thence, South 74 degrees 18 minutes 49 seconds west, 85.00 feet to a ½" rebar found at the northeast corner of the David and Elizabeth Legg property, as recorded in Instrument # 20130604-0056184, R.O.D.C.T.;

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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Thence, with the north boundary of the Legg property, South 73 degrees 21 minutes 22 seconds West, 160.43 feet to a 5/8" rebar found in the east right-of-way of Orlando Avenue;
Thence, with said right-of-way, North 12 degrees 54 minutes 44 seconds East, 207.19 feet to the Point of Beginning.

The above described parcel contains 0.84 acres (36,752 sq.ft.) more or less and is based on a survey by Jason Moseley, TN RLS 2644, with OHM Advisors, dated April 26, 2018.

Being a portion of the same property conveyed to Grantor by deed of record in Instrument No. 20150625-0060950, said register's office.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of May, 2018.

GRANTOR:

RICHLAND CREEK APARTMENTS, LLC, A TENNESSEE LIMMITED LIABILITY COMPANY

By: _____
Aaron White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of Richland Creek Apartments, LLC the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of Richland Creek Apartments, LLC.

Witness my hand and seal this 30th day of May, 2018.

_____
Notary Public

My Commission Expires 8-20-19



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