Bill Garrett Davidson County
Batch# 129629 DEEDQC
08/16/2018 08:37:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180816-0081055

QUITCLAIM DEED

FROM: IROQUOIS VALLEY, LLC, a Tennessee limited liability company
TO: HICKS ROAD PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Hicks Road Partners, LLC P.O. Box 59109 Nashville, Tennessee 37205-9109	(same)	Map 142, Parcel 092 Map 142, Parcel 093 Map 142, Parcel 100 Map 142, Parcel 149 Map 142, Parcel 166

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2018.

Notary Public

My Comm. Expires: 7-8-19

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 08, 2019

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **IROQUOIS VALLEY, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **HICKS ROAD PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its heirs and assigns, all of its right, title and interest, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

The Property is unimproved property known as 230 Hicks Road, Nashville, TN 37221.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 14 day of August, 2018.

GRANTOR:

IROQUOIS VALLEY, LLC,
a Tennessee limited liability company

By: SUJO Development Company, Inc.
Its: Manager

By: Joan K Raskin
Name: Joan K Raskin
Title: President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joan K Raskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of SUJO Development Company, Inc., the Manager of **IROQUOIS VALLEY, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 10th day of August, 2018.

Jeri C. Moore
NOTARY PUBLIC

My Commission Expires: 7/17/2021

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

EXHIBIT A

Property Description

PROPERTY LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF TRACT NO. 1 ON THE PLAT OF IROQUOIS APARTMENT TRACT AS OF RECORD IN PLAT BOOK 4175, PAGE 127, R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED MAY 31, 2018, LAST REVISED JULY 26, 2018, WITH A BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF HICKS ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO IROQUOIS II, LLC AS OF RECORD IN INSTRUMENT NO. 20011206-0134354 R.O.D.C., TN., SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO MARGARET L. COMPTON AS OF RECORD IN INSTRUMENT NO. 20140606-0049469, R.O.D.C., TN.;

THENCE, FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE WITH NORTH 09 DEGREES 54 MINUTES 31 SECONDS EAST, 205.38 FEET TO AN IRON ROD (OLD) BEING THE NORTHWEST CORNER OF SAID IROQUOIS II, LLC PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO PETER B. LAW, ET AL AS OF RECORD IN INSTRUMENT NO. 20020130-0013471 R.O.D.C., TN;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE NORTH 11 DEGREES 03 MINUTES 02 SECONDS EAST 198.32 FEET TO AN IRON ROD (OLD), BEING THE NORTHWEST CORNER OF SAID PETER B. LAW, ET AL PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MARIANNE W. BINGHAM AS OF RECORD IN DEED BOOK 11265, PAGE 848, R.O.D.C., TN., SAID ROD ALSO BEING THE NORTHWEST CORNER OF TRACT NO.1 ON THE PLAT OF IROQUOIS APARTMENT TRACT AS OF RECORD IN PLAT BOOK 4175, PAGE 127 R.O.D.C., TN.;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING THE SOUTH LINE OF SAID MARIANNE W. BINGHAM PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM E. BINGHAM AS OF RECORD IN DEED BOOK 7960, PAGE 681 R.O.D.C., TN., ALSO BEING THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 74 DEGREES 39 MINUTES 39 SECONDS EAST 492.92 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF SAID WILLIAM E. BINGHAM PROPERTY;

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID WILLIAM E. BINGHAM PROPERTY, AND THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 19 DEGREES 22 MINUTES 18 SECONDS WEST 54.11 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID WILLIAM E. BINGHAM PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO GRANITE PEAK PROPERTY INVESTMENTS AS OF RECORD IN INSTRUMENT NO. 20080529-0054851 R.O.D.C., TN., AND THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 68 DEGREES 40 MINUTES 45 SECONDS EAST 277.18 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID PETER B. LAW, ET AL PROPERTY, SAID ROD ALSO BEING ON THE WEST LINE OF PROPERTY CONVEYED TO IROQUOIS, LLC AS OF RECORD IN DEED BOOK 9702, PAGE 339 R.O.D.C., TN., ALSO BEING THE WEST MARGIN OF A UTILITY AND ACCESS EASEMENT AS OF RECORD IN INSTRUMENT NO. 20031218-0180630 R.O.D.C., TN.;

THENCE, FOLLOWING SAID WEST LINE OF IROQUOIS, LLC PROPERTY AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT, SOUTH 22 DEGREES 29 MINUTES 55 SECONDS WEST 110.41 FEET TO AN IRON ROD NEW;

THENCE, CONTINUING WITH SAID WEST LINE OF IROQUOIS, LLC AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 22 MINUTES 28 SECONDS, A RADIUS OF 832.36 FEET, AN ARC LENGTH OF 455.79 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 06 DEGREES 50 MINUTES 01 SECONDS WEST 450.11 FEET TO AN IRON ROD (OLD), BEING THE SOUTHWEST CORNER OF SAID IROQUOIS, LLC PROPERTY, ALSO BEING THE SOUTHEAST CORNER OF SAID PETER B. LAW PROPERTY, ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO IROQUOIS II, LLC AS OF RECORD IN INSTRUMENT NO. 20011206-0134354 R.O.D.C., TN., ALSO BEING ON THE NORTH LINE OF PROPERTY CONVEYED TO IROQUOIS-ASSET MANAGEMENT, LP AS OF RECORD IN INSTRUMENT NO. 20031230-0183527 R.O.D.C., TN.;

THENCE, FOLLOWING THE SOUTH LINE OF SAID IROQUOIS II, LLC PROPERTY AND THE NORTH LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY SOUTH 74 DEGREES 55 MINUTES 00 SECONDS WEST 188.15 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY AND THE NORTHEAST CORNER OF PROPERTY CONVEYED TO JOAN K. RASKIN, ET AL AS OF RECORD IN INSTRUMENT NO. 20011231-0145028 R.O.D.C., TN.;

THENCE, FOLLOWING THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY AND THE EAST LINE OF SAID JOAN K RASKIN, ET AL PROPERTY SOUTH 20 DEGREES 29 MINUTES 41 SECONDS EAST 279.99 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY AND THE EAST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY SOUTH 36 DEGREES 27 MINUTES 39 SECONDS EAST 223.40 FEET TO AN IRON ROD (NEW), BEING ON THE NORTH LINE OF PROPERTY CONVEYED TO

PETER B. LAW, ET AL AS OF RECORD IN INSTRUMENT NO. 20020130-0013471 R.O.D.C., TN;

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY AND THE NORTH LINE OF SAID PETER B. LAW, ET AL PROPERTY NORTH 61 DEGREES 51 MINUTES 31 SECONDS EAST 60.00 FEET TO AN IRON ROD (OLD), BEING THE NORTHEAST CORNER OF SAID PETER B. LAW, ET AL PROPERTY;

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, ALSO BEING THE WEST MARGIN OF A UTILITY AND ACCESS EASEMENT AS OF RECORD IN INSTRUMENT NO. 20031218-0180630 R.O.D.C., TN. SOUTH 28 DEGREES 08 MINUTES 29 SECONDS EAST 87.00 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY, AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72 DEGREES 53 MINUTES 20 SECONDS, A RADIUS OF 238.37 FEET, AN ARC LENGTH OF 303.24 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 08 DEGREES 18 MINUTES 16 SECONDS WEST, 283.20 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, L.P. PROPERTY, AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT SOUTH 44 DEGREES 45 MINUTES 00 SECONDS WEST 80.23 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF SAID PETER B. LAW, ET AL PROPERTY;

THENCE, FOLLOWING THE WEST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY, AND THE EAST LINE OF WOODSIDE SUBDIVISION AS OF RECORD IN PLAT BOOK 9700, PAGE 435, R.O.D.C., TN., NORTH 50 DEGREES 34 MINUTES 13 SECONDS WEST 580.43 FEET TO AN IRON ROD (NEW), BEING THE NORTHEAST CORNER OF LOT NUMBER 1 OF SAID WOODSIDE SUBDIVISION. ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO DOUGLAS BENNETT, JR. AS OF RECORD IN DEED BOOK 6982, PAGE 72, R.O.D.C., TN.;

THENCE, CONTINUING WITH THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY AND THE EAST LINE OF SAID DOUGLAS BENNETT, JR. PROPERTY NORTH 08 DEGREES 44 MINUTES 48 SECONDS WEST 198.23 FEET TO AN IRON ROD (OLD), BEING THE NORTHEAST CORNER OF SAID DOUGLAS BENNETT, JR. PROPERTY AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO

MARGARET L. COMPTON AS OF RECORD IN INSTRUMENT NO. 20140606-0049469 R.O.D.C., TN.;

THENCE, CONTINUING WITH THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY, ALSO THE EAST LINE OF SAID MARGARET L. COMPTON PROPERTY NORTH 04 DEGREES 36 MINUTES 08 SECONDS EAST 198.99 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID JOAN K. RASKIN, ET AL PROPERTY AND THE NORTHEAST CORNER OF SAID MARGARET L. COMPTON PROPERTY, ALSO BEING ON THE SOUTH LINE OF PROPERTY CONVEYED TO IROQUOIS II, LLC AS OF RECORD IN INSTRUMENT NO. 20011206-0134354 R.O.D.C., TN;

THENCE, FOLLOWING THE SOUTH LINE OF SAID IROQUOIS II, LLC PROPERTY, ALSO BEING THE NORTH LINE OF SAID MARGARET L. COMPTON PROPERTY SOUTH 86 DEGREES 33 MINUTES 00 SECONDS WEST 276.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 567,412 SQUARE FEET OR 13.025 ACRES.

BEING THE SAME PROPERTY CONVEYED TO IROQUOIS VALLEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM IROQUOIS II, LLC; PETER B. LAW; ANDREW R. LAW; AND JOAN K. RASKIN, OF RECORD IN INSTRUMENT NO. 201510060102020, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

