Karen Y Johnson Davidson County
Batch# 140666 DEEDQC
09/13/2018 04:20:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180913-0091130

QUITCLAIM DEED

FROM: MONTERRA LLC, RONALD C. TOSKI, and wife, MARGARET A. TOSKI collectively, Grantor

This instrument was prepared by:
Jeff King
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: MONTERRA APARTMENTS TN LLC, Grantee

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number(s):
Monterra Apartments TN LLC 5360 Genesee Street, Suite 201 Bowmansville, NY 14026	Monterra Apartments TN LLC Attention: Anthony J. Cutaia 5360 Genesee Street, Suite 201 Bowmansville, NY 14026	161-216.00

STATE OF NEW YORK)

COUNTY OF ERIE)

The actual consideration for this transfer is Ten and no/100 Dollars ($10.00).

Anthony J. Cutaia, Affiant

Sworn to and subscribed before me, this 10th day of September, 2018.

JANICE G. TENNANT
Notary Public - State of New York
No. 01TE6097341
Qualified in Erie County
My Commission Expires Aug. 18, 2019

Notary Public

My Commission Expires: 08/18/2019

MO323N:180594:1290173:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) the receipt and sufficiency of which are hereby acknowledged, MONTERRA LLC, a New York limited liability company, and RONALD C. TOSKI and wife MARGARET A. TOSKI (collectively. the "Grantor"), does hereby quitclaim and convey unto MONTERRA APARTMENTS TN LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Being the same property conveyed to: (i) MONTERRA LLC, a New York limited liability company, by virtue of Special Warranty Deed, recorded April 4, 2017, in Instrument No. 20170404-0033006, Davidson County, Tennessee records; and by virtue of Quitclaim Deed recorded April 4, 2017, in Instrument No. 20170404-0033007, aforesaid records; as to an undivided 90% interest; and (ii) RONALD C. TOSKI and wife MARGARET A. TOSKI, by virtue of Warranty Deed recorded on September 12, 2017, in Deed Instrument No. 20170912-0093378, Davidson County, Tennessee records; as to an undivided 10% interest.

The Property is unimproved property known as 15201 Old Hickory Blvd., Nashville, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signatures on the following pages]

Witness my hand this 10th day of September, 2018.

MONTERRA LLC, a New York limited liability company

By: _____
Name: Anthony J. Cutaia
Title: Manager

STATE OF NEW YORK)

COUNTY OF ERIE)

Before me, Janice G. Tennant, a Notary Public of said County and State, personally appeared Anthony J. Cutaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Manager (or other officer authorized to execute the instrument) of MONTERRA, LLC, the within named bargainor, a New York limited liability company and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 10th day of September, 2018.

JANICE G. TENNANT
Notary Public - State of New York
No. 01TE6097341
Qualified in Erie County
My Commission Expires Aug. 18, 2019

_____
Notary Public

My Commission Expires: 8/18/2019

MO323N:180594:1290173:1:NASHVILLE

RONALD C. TOSKI

STATE OF NEW YORK)

COUNTY OF ERIE)

Before me, Janice G Tennant, a Notary Public of said County and State, personally appeared Ronald C. Toski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as such he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 10th day of September, 2018.

JANICE G. TENNANT
Notary Public - State of New York
No. 01TE6097341
Qualified in Erie County
My Commission Expires Aug. 18, 2019

Notary Public

My Commission Expires: 08/18/2019

MARGARET A. TOSKI

STATE OF NEW YORK)

COUNTY OF ERIE)

Before me, Janice G Tennant, a Notary Public of said County and State, personally appeared Margaret A. Toski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as such she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 10th day of September, 2018.

JANICE G. TENNANT
Notary Public - State of New York
No. 01TE6097341
Qualified in Erie County
My Commission Expires Aug. 18, 2019

Notary Public

My Commission Expires: 08/18/2019

EXHIBIT A

Property Description

PROPERTY LOCATED IN THE FOURTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING SHOWN AS PARCEL 216.00 ON DAVIDSON COUNTY PROPERTY MAP 161, BEING SHOWN AS LOT 1 ON THE PLAN OF TIMAR RIDGE APARTMENTS, PHASE 1, (REVISED) OF RECORD IN PLAT BOOK 6250, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED MARCH 24, 2017 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY OF SWISS AVENUE (50' R.O.W.), BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO 220 KNOLLS LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 8523, PAGE 83 AND BEING FURTHER DESCRIBED AS SUNCHASE KNOLLS DEVELOPMENT OF RECORD IN PLAT BOOK 6250, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING THE NORTHERLY RIGHT-OF-WAY OF SWISS AVENUE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 101 DEGREES 16 MINUTES 35 SECONDS, A RADIUS OF 313.48 FEET, AN ARC LENGTH OF 554.11 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 45 DEGREES 59 MINUTES 53 SECONDS WEST, 484.74 FEET TO AN IRON ROD (OLD); THENCE, SOUTH 04 DEGREES 22 MINUTES 14 SECONDS EAST, 170.49 FEET TO AN IRON ROD (NEW), BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MOUNTAIN BROOK, GP OF RECORD IN INSTRUMENT NO. 20130313-0025127 AND BEING SHOWN AS LOT 4 ON THE FINAL PLAT OF VALLEY BROOK TOWNHOMES OF RECORD IN PLAT BOOK 7900, PAGE 647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID RIGHT-OF-WAY OF SWISS AVENUE AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID MOUNTAIN BROOK, GP PROPERTY SOUTH 89 DEGREES 45 MINUTES 46 SECONDS WEST, 255.54 FEET TO AN IRON ROD (NEW); THENCE, NORTH 03 DEGREES 52 MINUTES 46 SECONDS EAST, 194.97 FEET TO AN IRON ROD (NEW); THENCE, NORTH 63 DEGREES 02 MINUTES 06 SECONDS WEST, 274.94 FEET TO AN IRON ROD (OLD) ON THE EASTERLY RIGHT-OF-WAY OF ZERMATT AVENUE (50' R.O.W.); THENCE, LEAVING SAID MOUNTAIN BROOK, GP PROPERTY AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY OF ZERMATT AVENUE NORTH 23 DEGREES 53 MINUTES 13 SECONDS EAST, 755.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 44 MINUTES 23 SECONDS, A RADIUS OF 451.67 FEET, AN ARC LENGTH OF 305.39 FEET AND A CHORD BEARING AND LENGTH OF NORTH 04 DEGREES 31 MINUTES 02 SECONDS EAST, 299.61 FEET TO AN IRON ROD (NEW); THENCE, NORTH 14 DEGREES 51 MINUTES 09 SECONDS WEST, 199.03 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 59 MINUTES 58 SECONDS, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 115.19 FEET AND A CHORD BEARING AND LENGTH OF NORTH 02 DEGREES 51 MINUTES 09 SECONDS WEST, 114.35 FEET TO AN IRON ROD (NEW); THENCE, NORTH 09 DEGREES 08 MINUTES 51 SECONDS EAST, 88.73 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 36 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD BEARING AND LENGTH OF NORTH 54 DEGREES 08 MINUTES 40 SECONDS EAST, 35.35 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD (R.O.W. VARIES); THENCE, FOLLOWING THE SOUTHERLY RIGHT-OF-WAY OF SAID OLD HICKORY BOULEVARD SOUTH 80 DEGREES 51 MINUTES 32 SECONDS EAST, 344.02 FEET TO AN IRON ROD (NEW),

BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED 220 KNOLLS LIMITED PARTNERSHIP PROPERTY; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND FOLLOWING THE WESTERLY BOUNDARY OF SAID 220 KNOLLS LIMITED PARTNERSHIP PROPERTY SOUTH 08 DEGREES 49 MINUTES 07 SECONDS WEST, PASSING OVER AN IRON ROD (OLD) AT 20.03 FEET AND CONTINUING FOR A TOTAL LENGTH OF 815.61 FEET TO AN IRON ROD

(OLD); THENCE, SOUTH 74 DEGREES 29 MINUTES 13 SECONDS EAST, 354.48 FEET TO AN IRON PIN ROD (OLD); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 00 MINUTES 06 SECONDS, A RADIUS OF 1524.78 FEET, AN ARC LENGTH OF 239.56 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 11 DEGREES 00 MINUTES 59 SECONDS WEST,239.31 FEET TO IRON ROD (OLD); THENCE, SOUTH 06 DEGREES 17 MINUTES 05 SECONDS WEST, 25.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 664,001 SQUARE FEET OF 15.24 ACRES, MORE OR LESS.

Certificate of Authenticity

I, Laura Curley, 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.

Signature

State of Connecticut

County of Fairfield

Personally appeared before me, Katie Chirico, a notary public for this county and state, Laura Curley 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: 8/31/20.

Notary's Seal (If on paper)