QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 150886 DEEDQC
10/11/2018 03:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181011-0101061

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE.

Chicago Title Insurance Company
By: [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th Day of October, 2018.

[signature]
Notary Public

My Commission Expires: 4-21-2020 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRINA MATHIS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law,
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Crescent Nashville West, LLC, A Delaware limited liability company c/o Crescent Communities, LLC	"NEW OWNER"	**Map 102-13-0 Parcel Nos. 002.00; 004.00;005.00;007.00;009.00; and 003.01**
(NAME) **227 West Trade Street, Suite 1000**	(NAME)	
(ADDRESS) **Charlotte, NC 28202**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum ofone dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHM Holdings, LLC, a Tennessee Limited Liability Company** (as successor by Articles of Conversion to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership), hereinafter called the "Grantor", has bargained and sold, and by these presents do hereby quitclaim and convey unto, **Crescent Nashville West, LLC, a Delaware limited liability company, hereinafter called the "Grantee"**, its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof**.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, matters disclosed on the on the final ALTA/NSPS Land Title Survey, by James M. Overfelt, Tennessee Registered Land Surveyor No. 1634, dated October 8, 2018 and taxes for the current year which have been prorated and shall be the responsibility of the Grantee herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature appears on the following page]

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 28th. Day of September, 2018.

SHM Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Michael D. Shmerling, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the President of the SHM Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the said Limited Liability Company, by himself, as President.

Witness my hand and official seal at Nashville, Tennessee, this 28th. Day of September, 2018.

My Commission Expires: 5/2/2022

_____
Notary Public

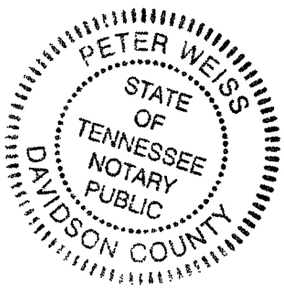


EXHIBIT "A"

Being a parcel of land located in the 22nd Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, located on the easterly right of way of Charlotte Pike and the northerly right of way of Interstate 40 and being more particularly described according to the final ALTA/NSPS Land Title Survey, by James M. Overfelt, Tennessee Registered Land Surveyor No. 1634, dated October 8, 2018, as follows:

BEGINNING at an old iron rod (found) on the southerly right of way line of Charlotte Pike being the northwest corner of property conveyed to Metro Government Schools of record in Deed Book 2694, Page 17, R.O.D.C.;

Thence, leaving said easterly right of way with the westerly line of the School property the following four calls:

Thence, S18°55'58"E, 250.36 feet to an old iron rod;

Thence, S03°44'15"W, 267.62 feet to an old iron rod;

Thence, S28°32'46"E, 127.75 feet to an old iron rod;

Thence, S04°57'04"W, 215.87 feet to a new iron rod (set) on the northerly right-of-way line of Hapwood Drive;

Thence, with said right-of-way the following calls:

S61°07'52"W, 119.86 feet to a P.K. Nail (set),

Along a curve to the right having a central angle of 20°01'36", a radius of 509.50 feet, an arc length of 178.09 feet, and a chord bearing and length of S71°08'40"W, 177.18 feet to an iron rod (set),

Along a curve to the right having a central angle of 86°46'35", a radius of 25.00 feet, an arc length of 37.86 feet, and a chord bearing and length of N55°27'14"W, 34.35 feet to an iron rod (set),

S77°56'03"W, 30.00 feet;

Thence, along a curve to the lef thaving a central angle of 03°04'06", a radius of 728.20 feet, an arc length of 40.60 feet, and a chord bearing and length of N13°36'00"W, 40.60 feet;

THENCE, S74°51'57"W, 30.00 feet to a new iron rod (set) being a common corner with Lot 54 and Lot 55 as shown on the Plan of Brook Meade Addition, Section II of record in Plat Book 2663, Page 59, R.O.D.C.;

THENCE, with same S76°06'05"W, 228.48 feet to a new iron rod (set);

THENCE, leaving Lot 55 with Lot 54 S04°23'42"W, 160.00 feet to a new iron rod (set) being a common corner with Lot 53;

THENCE, with Lot 53 N82°00'11"E, 267.58 feet to a new iron rod (set) on the aforementioned westerly right of way line of Rodney Drive;

THENCE, with said westerly right of way S08°12'37"E, 148.00 feet to an old axle (found) on the northerly right-of-way of Interstate 40;

Thence, with same the following two calls:

S58°48'57"W, 361.05 feet to a new iron rod (set),

S57°21'09"W, 20.24 feet to an old iron rod (found) being a common corner with Park Place at Charlotte of record in Instrument No. 20160916-0097376;

Thence, with Park Place at Charlotte the following two calls:

N19°51'16"W, 306.80 feet to an old iron rod (found),

N59°22'58"W, 410.00 feet to an old iron rod (found) on the aforementioned easterly right of way of Charlotte Pike;

Thence, with said right-of-way N31°26'21"E, 344.21 feet to a new iron rod (set) being a common corner with Leo Elton Demoss of record in Deed Book 10394, Page 130;

Thence, leaving said right-of-way with Demoss the following two calls:

S66°33'18"E, 373.94 feet to an old iron rod (found),

N04°10'57"E, 573.05 feet to an iron rod (set) on the aforementioned southerly right-of-way of Charlotte Pike;

Thence, with said right-of-way along a curve to the right having a central angle of 19°44'22", a radius of 1,392.40 feet, an arc length of 479.71 feet, and a chord bearing and length of N64°00'34"E, 477.34 feet to the POINT OF BEGINNING, containing 16.08 acres, more or less.

Being the same property conveyed to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership by deed from James R. Overby, married and Juana S. Campbell, married, of record in Instrument No. 20060501-0049706 and re-recorded in Instrument No. 20060725-0089355; by deed from Janie Marie Welch and husband, Samuel G. Welch, a 1/4th Undivided Interest and Ronald Howard Welch and wife, Nancy Clara Welch, a 3/4ths Undivided Interest, of record at Instrument No. 201508180083168; by deed from Dene P. Smith, a widow, of record in Instrument No. 20061013-0127207; by deed Bernice H. Lawson, a married woman f/k/a Bernice H. Thornton, of record in Instrument No. 20110630-0050279; by Quitclaim Deed from James R. Overby and wife, Kathy Lynn Overby, of record in Instrument No. 20170223-0018154: and, by Warranty Deed from Austin W. Duke, Trustee, dated 01/15/04 and Clarence Phillip Owen, Executor Of The Estate Of Louise Owen Stovall, Deceased, of record in Instrument No. 20150325-0025765, and Quitclaim Deed from Clarence Phillip Owen; Vickie Owen; Bobbie Louise Owen Leuty; and, Tiffany Lynn Owen, as the sole heirs-at-law of Richard Lofton Owen, Deceased, of record in Instrument No. 20150325-0025766 Register's Office for Davidson County, Tennessee. Also being a portion of Rodney Drive right-of-way abandoned in Ordinance No. BL 2018-1107, Clerk's Office of the Metropolitan Government of Davidson County, Tennessee. The said Michael D. Shmerling Partners, G.P., a Tennessee General Partnership having been converted to SHM Holdings, LLC, a Tennessee limited liability company by Articles of Conversion of record in Instrument No. 20170724-0074484, in said Register's Office.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY