Karen Y Johnson Davidson County
Batch# 156178 DEEDQC
11/02/2018 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181102-0108834

True Copy Certification

I, Nancy K. Landmark, 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.

Nancy K. Landmark
Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Gale Larson, a notary public for this county and state, Nancy K. Landmark, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GALE E. LARSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

Gale E. Larson
Notary's Signature

My Commission Expires: January 31, 2020
Notary' Seal (if on paper)

STATE OF MINNESOTA
COUNTY OF HENNEPIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2018.

NOTARY PUBLIC

My Commission Expires: 1/31/2023

NORA M. McGREEVY
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2023

ADDRESS NEW OWNER:	MAP/PARCEL	FORMER MAP/PARCEL	SEND TAX BILLS TO:
Nashville Leased Housing Associates I, Limited Partnership 2905 Northwest Blvd., Suite 150 Plymouth, MN 55441		050-00-0-105.00 and 050-00-0-048.00	Same as New Owner
	This instrument prepared by: Winthrop & Weinstine, P.A. (SDJ), 225 S. Sixth Street, Minneapolis, MN 55402		

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of creating a single tax parcel, we

NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

By these presents do remise, release and QUITCLAIM unto

NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A.

This unimproved property located at 3474 Dickerson Pike, Nashville, Davidson County, Tennessee.

RETURN TO:

GRANTOR:

NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP

By: Nashville Leased Housing Associates I, LLC
Its: General Partner

Ryan J. Lunderby, Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 24 day of October, 2018, by Ryan J. Lunderby, the Vice President of Nashville Leased Housing Associates I, LLC, a Minnesota limited liability company, the general partner of Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, on behalf of the same.

WITNESS my hand and seal at office in Hennepin County, Minnesota, this the 24 day of October, 2018.

Notary Public

My Commission Expires: 1/31/2021

Brittany M Dallman
Notary Public
Minnesota
My Commission Expires Jan. 31, 2021

Exhibit A

Legal description

Being a tract of land lying in the 3rd District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right-of-Way (ROW) of Dickerson Road, by Lot 1 of Due West Commercial Area as recorded in Plat Book 6200, Page 976 Register's Office of Davidson County, Tennessee (RODC), and by Lots 1 and 2 of J & G Associates Subdivision as recorded in Plat Book 7900, Page 890 RODC; on the south by Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A as recorded in Instrument Number 201005210039251 RODC, and by Lot 2B of Nashville Commons, First Revision as recorded in Instrument Number 200802280019514 RODC; on the west and north by Sallie R. Hicks Family, LLC as recorded in Instrument Number 200704050041308 RODC; and on the north by Lots A & B of John T. Benson Subdivision as recorded in Plat Book 4350, Page 60 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being an iron rod with an unreadable cap lying on the western ROW of said Dickerson Road and being the southeast corner of said Lots A & B of John T. Benson Subdivision; thence with the western ROW of said Dickerson Road, South 06°20'52" East 71.26 feet to a PK nail; thence leaving said ROW with the northern boundary line of said Lot 1 of Due West Commercial Area along a curve to the left having a length of 33.74 feet, a radius of 25.00 feet, a central angel of 77°19'16", and having a chord bearing and distance of North 45°23'53" West 31.24 feet to an iron rod with RLS 1465 cap; thence North 84°03'31" West 280.00 feet to a 5/8" iron rod; thence with the western boundary line of said Lot 1 of Due West Commercial Area, South 06°50'00" East 150.18 feet to a ½" iron rod; thence with the western boundary line of said Lots 1 and 2 of J & G Associates Subdivision, South 06°50'13" East 454.61 feet to a ½" iron rod; thence with the southern boundary line of said Lot 2 of J & G Associates Subdivision, South 83°45'59" East 299.42 feet to a point lying on the western ROW of said Dickerson Road; thence with the western ROW of said Dickerson Road, South 06°45'02" East 198.50 feet to a point; thence with the northern boundary line of said Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A, North 83°58'57" West 299.44 feet to a 3/8" iron rod; thence North 83°26'47" West 69.15 feet to a 5/8" iron rod; thence continuing with the northern boundary line of said Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A and with the northern boundary line of said Lot 2B of Nashville Commons, First Revision, North 83°49'56" West 955.28 feet to a ¾" iron rod; thence with the eastern and southern boundary lines of said Sallie R. Hicks Family, LLC for the following three (3) calls; North 06°48'11" East 502.63 feet to a ½" iron rod; thence North 67°06'18" East 679.17 feet to a 3/8" iron rod; thence South 84°03'38" East 20.61 feet to a ¾" iron rod; thence with the southern boundary line of said Lots A & B of John T. Benson Subdivision, South 84°03'50" East 513.18 feet to the point of beginning.

Tract contains 745,363 square feet, or 17.11 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, by deed from David R. Hemphill and Leah J. Hemphill, husband and wife, dated September 4, 2018, filed September 7, 2018, as Document No. 20180907-0088708.

Being the same property conveyed to Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, by deed from David R. Hemphill and Leah J. Hemphill, husband and wife, dated September 4, 2018, filed September 7, 2018, as Document No. 20180907-0089040.

Being the same property conveyed to Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, by deed from Anchor Property Holding, LLC, a Tennessee Limited Liability Company dated August 31, 2018, filed September 7, 2018, as Document No. 20180907-0088709.

Being the same property conveyed to Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, by deed from Anchor Property Holding, LLC, a Tennessee Limited Liability Company dated August 31, 2018, filed September 7, 2018, as Document No. 20180907-0089041.