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Karen Y Johnson Davidson County
Batch# 157465 DEEDQC
11/07/2018 03:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181107-0110477

QUITCLAIM DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
941 N. Meridian Street Indianapolis, IN 46204	(same)	Map 162, Parcel 250

THIS INSTRUMENT PREPARED BY:
Ice Miller LLP
One American Square, Suite 2900
Indianapolis, IN 46282
Attn: Gregory C. Touney

STATE OF Indiana)
COUNTY OF Marion)

The actual consideration for this transfer is $0.00.

JOHANNA MARIE BASTIN
Notary Public, State of Indiana
Marion County
Commission Number 645276
My Commission Expires
June 19, 2021

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2018.

Johanna Marie Bastin
Notary Public

My Comm. Expires: June 19, 2021

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **MILLWOOD HOUSING PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **WHETSTONE PARTNERS I, 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 improved property known as 1430 Bell Road, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 31st day of October, 2018.

GRANTOR:

MILLWOOD HOUSING PARTNERS, LLC,
a Delaware limited liability company

By: Whetstone Holdco, LLC, a Delaware limited liability company, its sole member

By: Buckingham Multifamily Fund I, LP, a Delaware limited partnership, its sole member

By: Buckingham Multifamily Fund I GP, LLC, a Delaware limited liability company, its general partner

By: _____
Name: Christopher W. Myrvold
Title: Authorized Signatory

STATE OF Indiana)

COUNTY OF Marion)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher W. Myrvold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Authorized Signatory of Buckingham Multifamily Fund I GP, LLC, a Delaware limited liability company, which is the general partner of Buckingham Multifamily Fund I, LP, a Delaware limited partnership, which is the sole member of Whetstone Holdco, LLC, a Delaware limited liability company, which is the sole member of Millwood Housing Partners, LLC, a Delaware 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 30th day of October, 2018.

_____
NOTARY PUBLIC

My Commission Expires: June 19, 2021

JOHANNA MARIE BASTIN
Notary Public, State of Indiana
Marion County
Commission Number 645276
My Commission Expires
June 19, 2021

EXHIBIT A
PROPERTY DESCRIPTION

Being a tract of land lying in the 31st District of Davidson County, Nashville, Tennessee and being a portion of the P.U.D. Boundary Plat Millwood Commons as recorded in Plat Book 9700, Page 257 Register's Office of Davidson County, Tennessee, (RODC). Bounded on the north and east by Oxford Brentwood Apartments, LLC as recorded in Instrument Number 201706140059689 RODC, on the east by the western Right-of-Way (ROW) Blue Hole Road, by Ronda L. Miller, Jr. & Jill A. Miller as recorded in Instrument Number 201601280008267 RODC, and by Richland South, LLC as recorded in Instrument Number 201607250076347 RODC, on the south by Richland South, LLC as recorded in Instrument Number 201611170121474 RODC, on the west by Richland South, LLC as recorded in Instrument Number 201601260007460 RODC, and on the north by the southern ROW of Bell Road. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the southern ROW of said Bell Road, being North 77°31'59" East 317.02 feet from the centerline intersection of said Bell Road and Brentridge Drive and being the northeast corner of the tract described herein; thence leaving the ROW of said Bell Road with the western boundary line of said Oxford Brentwood Apartments, LLC, South 02°01'42" West 578.20 feet to a set iron rod; thence with the southern boundary line of said Oxford Brentwood Apartments, LLC for the following four (4) calls; South 87°17'59" East 664.27 feet to a set iron rod; thence North 12°34'35" East 204.48 feet to a set iron rod; South 85°52'30" East 399.57 feet to a set iron rod; thence South 65°28'20" East 1131.76 feet to a found 5/8" iron rod lying on the western ROW of said Blue Hole Road; thence with the western ROW of said Blue Hole Road for the following four (4) calls; with a curve to the right having a length of 287.09 feet, a radius of 934.99 feet, a central angle of 17°35'34", and having a chord bearing and distance of South 34°06'32" West 285.96 feet to a found 5/8" iron rod; thence South 42°54'19" West 363.25 feet to a set iron rod; thence with a curve to the left having a length of 99.45 feet, a radius of 975.03 feet, a central angle of 05°50'39", and having a chord bearing and distance of South 39°59'00" West 99.41 feet to a set iron rod; thence South 37°03'40" West 311.37 feet to a found 5/8" iron rod; thence leaving the western ROW of said Blue Hole Road with the northern boundary line of said Ronda L. Miller, Jr. & Jill A. Miller, North 85°37'44" West 602.75 feet to a found 1" iron rod; thence with the western boundary line of said Ronda L. Miller, Jr. & Jill A. Miller, South 05°41'12" West 299.53 feet to a found 3/8" iron rod; thence with the western boundary line of said Richland South, LLC, South 05°43'47" West 28.85 feet to a set iron rod; thence with the northern boundary line of said Richland South, LLC for the following two (2) calls; North 68°16'46" West 252.73 feet to a set iron rod; thence North 79°42'21" West 924.19 feet to a set iron rod; thence with the eastern boundary lines of said Richland South, LLC for the following six (6) calls; North 07°17'50" East 182.33 feet to a found ½" iron rod; thence North 84°30'12" West 307.36 feet to a set iron rod; thence North 02°47'34" West 134.45 feet to a set iron rod; thence North 38°57'55" West 429.24 feet to a set irod; thence North 15°29'32" West 306.17 feet to a set iron rod; thence North 16°51'40" West 195.89 feet to a set iron rod lying on the southern ROW of said Bell Road; thence with the southern ROW of said Bell Road for the following seven (7) calls; North 55°26'12" East 141.22 feet to a found ½" iron rod; thence North 59°46'07" East 19.24 feet to a set iron rod; thence North 55°37'28" East 242.97 feet to a set iron rod; thence North 34°33'48" West 5.01 feet to a set iron rod; thence North 55°26'12" East 137.89 feet to a set iron rod; thence North 56°43'34" East 221.63 feet to a set iron rod; thence with a curve to the right having a length of 424.64 feet, a radius of 1586.78 feet, a central angle of 15°19'58", and having a chord bearing and distance of North 66°55'10" East 423.37 feet to the true point of beginning.

Tract contains 3,463,749 square feet, or 79.52 acres.

Included in the above described tract but specifically excluded therefrom is the Old Whittemore Burying Grounds as recorded in Book 10223, Page 549 RODC, and described as follows;

Commencing at the above described point of beginning: thence South 24°26'44" West 640.58 feet to a the true POINT OF BEGINNING being a found 5/8" iron rod and being the northeast corner of said Old Whittemore Burying Grounds; thence South 08°07'26" West 55.80 feet to a 5/8" iron rod; thence North 81°38'57" West 54.95 feet to a found 5/8" iron rod; thence North 07°40'13" East 55.00 feet to a found 5/8" iron rod; thence South 82°28'35" East 55.39 feet to the point of beginning.
Excluded tract contains 3056 square feet, or 0.07 acres.

Tract contains a total area of 3,460,693 square feet, or 79.45 acres.
Bearings based on Tennessee State Plane Coordinate System.

AS SUCH LAND WAS DESCRIBED IN THAT CERTAIN SURVEY PREPARED BY S&ME AND CERTIFIED BY JEFFREY K. KIMBRO TN REGISTERED SURVEYOR'S NO 1756.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MILLWOOD HOUSING PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS OF RECORD IN INSTRUMENT NO. 201506100054755; INSTRUMENT NO. 201504010028128; AND INSTRUMENT NO. 201504010028129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jeff Wainscott, 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 Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott 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: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL INDIANA
ANDREW EYSTER
Residing in Monroe County
My Commission Expires
~~August 24, 2017~~

August 20, 2025 AE.

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