Karen Y Johnson Davidson County
Batch# 170777 DEEDQC
12/05/2018 01:49:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181205-0118631

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Trinity Place, L.P.	Trinity Place, L.P.	059-16-0-246.00
1011 Cherry Avenue	1011 Cherry Avenue	059-16-0-247.00
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 3rd day of December, 2018.

Maggie Hamell
Notary Public

My Commission Expires: 7/8/19

MAGGIE HAMELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Trinity Hills, L.P., a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto Trinity Place, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 5th day of December, 2018.

TRINITY HILLS, L.P., a Tennessee limited partnership,

By: Trinity Hills GP, LLC, a Tennessee limited liability company, its General Partner

By: _____
Phillip L. Owen, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Maggie Harrell, a Notary Public of said County and State, personally appeared Phillip L. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Trinity Hills GP, LLC, a Tennessee limited liability company, the sole general partner of Trinity Hills, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President of Trinity Hills GP, LLC executed the foregoing instrument for the purposes therein contained, by signing his name as President of Trinity Hills GP, LLC, in its capacity as general partner of Trinity Hills, L.P.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of ~~November~~ December, 2018.

Maggie Harrell
Notary Public

My Commission Expires:
7/8/19

MAGGIE HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Phase I of Trinity Hills Village Apartments, as of record in Plat Book 4675, Page 80, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of Old Matthews Road, 60 feet in width, at a corner common with the "Reserved for Future Development" of said Trinity Hills Village Apartments, also being the property of Metro Government, as of record in Instrument Number: 20151019-0106224, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Matthews Road, with the southerly property line of the Metro Government, South 79 deg 25 min 52 sec East, 50.00 feet to an existing iron rod;

Thence North 10 deg 38 min 40 sec East, 50.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 168.61 feet, the central angle of which is 35 deg 07 min 47 sec, the radius of which is 275.00 feet, the chord of which is South 86 deg 47 min 44 sec East, 165.98 feet to an existing iron rod;

Thence North 75 deg 38 min 22 sec East, 188.55 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 431.97 feet, the central angle of which is 110 deg 00 min 00 sec, the radius of which is 225.00 feet, the chord of which is South 49 deg 21 min 38 sec East, 368.62 feet to an existing iron rod;

Thence South 05 deg 38 min 22 sec West, 7.14 feet to an iron rod set at the intersection with the northerly right-of-way line of E. Nocturne Drive;

Thence with the northerly right-of-way line of E. Nocturne Drive, with a curve to the right, along an arc length of 37.28 feet, the central angle of which is 85 deg 26 min 03 sec, the radius of which is 25.00 feet, the chord of which is South 48 deg 21 min 24 sec West, 33.92 feet to a pk nail set;

Thence with a curve to the left, along an arc length of 474.36 feet, the central angle of which is 45 deg 02 min 39 sec, the radius of which is 603.38 feet, the chord of which is South 68 deg 33 min 06 sec West, 462.24 feet to an iron rod set;

Thence South 46 deg 01 min 53 sec West, 484.80 feet to an iron rod set at the intersection with the easterly right- of-way line of Old Matthews Road;

Thence leaving the northerly right-of-way line of E. Nocturne Drive with the easterly right-of-way line of Old Matthews Road, North 07 deg 35 min 45 sec East, 227.71 feet to an existing iron rod;

Thence North 10 deg 37 min 45 sec East, 480.40 feet to the POINT OF BEGINNING. Containing 283,018 square feet or 6.497 acres more or less.

Survey prepared by Cherry Land Surveying, Inc., dated April 20, 2018, last revised November 8, 2018, Job No. 18075ALTA.

Being the same property conveyed to Trinity Place, L.P., a Tennessee limited partnership, by Special Warranty Deed from Trinity Hills, L.P., a Tennessee limited partnership, recorded as Instrument No. 20181205-0118630, in the Register's Office for Davidson County, Tennessee.