Karen Johnson Davidson County
Batch# 205978 DEEDQC
03/14/2019 11:37:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190314-0023473

This Instrument Prepared By:
John A. Gupton III.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Graybrook Apartments Associates, L.P. c/o Schatten Properties 1514 South Street Nashville, TN 37212	same
Map & Parcel No.: 033 00 0 211.00 (Tract 1) 033 00 0 124.02 (Tract 2) 033 12 0 001.00 (Tract 3)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **GRAYBROOK APARTMENTS ASSOCIATES, L.P., a Tennessee limited partnership** ("Grantor") does hereby quitclaim and convey unto **GRAYBROOK APARTMENTS ASSOCIATES, L.P., a Tennessee limited partnership** ("Grantee"), its successors and assigns, all right, title and interest in and to certain tracts or parcels of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 100 B Star Blvd. (Tract 1), and unimproved property known as 0 Oaklynn Dr. (Tract 2) and 0 Hamblen Drive (Tract 3), all located in Madison, TN.

THE PURPOSE OF THIS DEED IS TO COMBINE THREE TAX PARCELS INTO ONE SINGLE TAX PARCEL.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property shown as of record in the Register's Office of Davidson County, Tennessee

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of March, 2019.

GRAYBROOK APARTMENTS ASSOCIATES, L.P.,
a Tennessee limited partnership

By: _____
Calvin L. Tate, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN L. TATE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CHIEF MANAGER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13 day of March, 2019.

_____
Notary Public

My Commission Expires: 07/09/22

ROBERT A. DEBAECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4851-3097-3322
2825435-000049

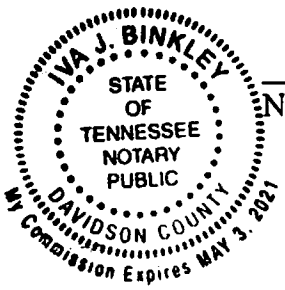
201903140023473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 13th day of March, 2019.



NOTARY PUBLIC

My Commission Expires:

5-3-2021

4851-3097-3322
2825435-000049

Exhibit A

TRACT ONE:
Being a tract of land in Davidson County, Tennessee and more particularly described as follows: Commencing with the intersection of the center line of Graycroft Avenue and the center line of Connare Drive; thence with the center line of Connare Drive North 29° 53" West 475.0 feet to a point; thence leaving said center line South 60° 07' West 305.88 feet to a point; thence North 29° 53' West 78.07 feet to a point; thence South 81° 58'30" West 209.67 feet to the point of beginning; thence continuing with the same South 81° 58' 30" West 141.28 feet to a point; thence North 80° 51' 12" West 999.02 feet to a point in the northern R.O.W. margin of Hamlin Drive; thence with the said R.O.W. margin and with a curve to the left having a radius of 445.47 feet and a length of 47.68 feet and with a chord of North 77° 38' 17" West 47.66 feet to a point; thence North 74° 34' 13" West 20.0 feet to a point; thence leaving said R.0.W. North 15°25' 47" East 139.00 feet to a point; thence North 45° 13' 48" West 98.08 feet to a point; thence North 6° 44' 26" West 290.27 feet to a point; thence North 4° 59 min. 04" West 955.41 feet to a point in the southeasterly R.O.W. of Interstate 65; thence with said southeasterly R.O.W. of Interstate 65 North 38° 27' 17" East 435.22 feet to a point; thence leaving said R.O.W. South 27° 56' East 855.94 feet to a point; thence South 26° 29' 23" East 279.19 feet to a point; thence South 29° 53' East 1090.65 feet to the point of beginning, containing 29.90 acres, or 1,302, 498 square feet, more or less.

OFF SITE SEWER EASEMENT
A 20 foot sewer easement the center line described as follows:
Commencing with the intersection of the center line of Graycroft Avenue and the center line of Connare Drive; thence with the center line of Connare Drive North 29° 53' West 475.0 feet to a point: thence leaving said center line South 60° 07' West 305.88 feet to a point; thence North 29° 53' West 78.07 feet to a point; thence South 81° 58' 30"West 209.67 feet to a point; thence continuing with the same South 81° 58' 30" West 141.28 feet to a point; thence North 80° 05' 12" West 340.0 feet to the point of beginning; thence South 10°00' West 90.0 feet to an existing sewer easement as of record in Book 5642, page 145, R.O.D.C, Tennessee, and having the following calls, South 76° 35' East 126 feet to a point; thence North 59° 05' East 110 feet to a point; thence South 87° 25' East 270 feet to a point.

INGRESS, EGRESS AND WATER EASEMENT
Beginning with a point located in the northerly R.O.W. margin of Graycroft Avenue also being 380.04 feet westwardly from the center line of Slayton Drive along the northern R.O.W. margin of Graycroft Avenue, thence with the center line of a 50.0 foot ingress, egress and water easement North 29° 53' 34" West 395.08 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 373.22 feet and a length of 327.29 feet to a point; thence North 20° 21' 05" East 48.11 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 296.41 feet and a length of 91.79 feet to a point in the southerly line of the Graybrook Apartments.

201903140023473

Tract 1, being the same property conveyed to Graybrook Apartments Associates, Ltd., a Tennessee limited partnership by deed from Graybrook Apartments, a Tennessee sole proprietorship (proprietor being Emanuel Schatten), of record in Book 6494, page 281, Register's Office for Davidson County, Tennessee. Pursuant to name change dated February 8, 2012, Graybrook Apartments Associates, Ltd. was changed to Graybrook Apartments Associates, L.P.

TRACT TWO:
Property located in the 10th Council District of Madison, Davidson County, Tennessee, being a triangular parcel of land bounded on the west by Interstate 65, on the east by Graybrook Apartments Associates, L.P., in Instrument Number 20120330-0027187, in the Register's Office for Davidson County, Tennessee, and on the south by Lots 212 through 214, end of Oaklynn Drive, Lot 215 and Reserved Parcel "D" of Section Ill, Primrose Acres in Plat Book 2900, page 71, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument on the easterly margin of the unimproved right of way of Oaklynn Drive and being the northwest corner of Lot 214 being owned by Pamela D. Witt in Instrument Number 20130726-0077714, in the Register's Office for Davidson County, Tennessee; thence, with the margin of Oaklynn Drive, S 83°40'58" W a distance of 13.61 feet to a point; thence, continuing with the margin of Oaklynn Drive N 81°13'38" West a distance of 38.72 feet to a point at the northeast corner of Lot 213, being owned by Joshua N. Maynard in Instrument Number 20130624-0064674, in the Register's Office for Davidson County, Tennessee; thence, N 81°13'38" West a distance of 331.37 feet to an iron rod set at the northwest corner of Lot number 212 being owned by Kevin A. & Christina A. Eubanks in Instrument Number 20120904-0079335, in the Register's Office for Davidson County, Tennessee, and being the easterly margin of Interstate 65; thence, with the margin of Interstate 65 with a curve to the right, with an arc length of 963.54 feet, with a radius of 11,309.20 feet, with a chord bearing of N 43°18'40" East, with a chord length of 963.25 feet, to a point in the Interstate barrier wall; thence, continuing with the margin of Interstate 65, N 45°45'07" East a distance of 314.00 feet to a point in the Interstate barrier wall and being the northwest corner of Graybrook Apartments Associates, L.P., thence; with Graybrook Apartments Associates, L.P. South 02°35'50" West a distance of 960.27 feet to an iron rod found at the northeast corner of reserved parcel D being owned by Joe L. Wall & Mike Suggs in Instrument Number 20020110-0003682, in the Register's Office for Davidson County, Tennessee; thence, North 78°52'17" West a distance of 270.62 feet to an iron rod set in the northwest corner of Lot 215 being owned by Patricia A. White in Instrument Number 20010705-0071961, in the Register's Office for Davidson County, Tennessee; thence continuing with Patricia A. White property line, South 20° 58' 58" West a distance of 51.50 feet to a concrete monument found; thence, South 83° 40' 58" West a distance of 180.00 feet which is the point of beginning, having an area of 424,112.39 square feet, 9.736 acres, more or less.

TRACT THREE:
Property located in the 10th Council District of Madison, Davidson County, Tennessee, being a triangular parcel of land bounded on the north by Joe L. Wall & Mike Suggs, Deed Book 5987, page 541, in the Register's Office for Davidson County, Tennessee, on the east by Graybrook Apartments Associates, L.P., in Instrument Number 20120330-0027187, in the Register's Office

for Davidson County, Tennessee, and on the southwest by Lots 215 through 218, of Section III, Primrose Acres in Plat Book 2900, page 71, in the Register's Office for Davidson County, Tennessee. Also at the southeast corner by Lot 1, of Section 4, Primrose Acres in Plat Book 6900, page 700,in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument on the easterly margin of the unimproved right of way of Oaklynn Drive and being the northwest corner of Lot 214 being owned by Pamela D. Witt in Instrument Number 20130726-0077714, in the Register's Office for Davidson County, Tennessee; thence, North 83°40'58" East a distance of 180.00 feet to a concrete monument found on the westerly line of Lot 215 being owned by Patricia A. White in Instrument number 20010705-0071961, in the Register's Office for Davidson County, Tennessee; thence continuing with Patricia A. White property line, North 20°58'58" East a distance of 51.50 feet to a to an iron rod set being the point of beginning for this parcel and being the southerly line of Joe L. Wall & Mike Suggs property in Book 5987, page 541, in the Register's Office for Davidson County, Tennessee; thence with said line, South 78°52' 17" East a distance of 270.62 to an iron rod found in the westerly line of Graybrook Apartments Associates, L.P.; thence, South 78° 52' 17" East a distance of 270.62 feet to an iron rod set in the northerly line of Lot 1 being owned by Joseph A. Moore in Instrument Number 20060719-0086799, in the Register's Office for Davidson County, Tennessee; thence with the northerly line of Lots 1, 218 to 215, North 37°32'18" West a distance of 432.05 feet to the point of beginning, having an area of 38,609.34 square feet, 0.886 acres, more or less.

Tract 2 and Tract 3, being the same property conveyed to Graybrook Apartments Associates, L.P., a Tennessee limited partnership by deed from The Testamentary Trust of Emanuel Schatten, of record in Instrument No. 20190213-0013551, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Heather A. Derrick, 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

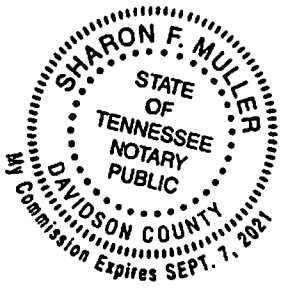
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Heather A. Derrick, 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: _____

Notary's Seal



730597.1/2013587