Karen Johnson Davidson County
Batch# 206361 DEEDQC
03/15/2019 10:46:25 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190315-0023819

This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
KWA/PB, LLC 501 W. Broadway, Suite 1240 San Diego, CA 92101	KWA/PB, LLC 501 W. Broadway, Suite 1240 San Diego, CA 92101	061-00-0-049.00 061-00-0-028.00 061-00-0-050.00 061-10-0-008.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **D.S. POINT BREEZE, INC.**, a Tennessee corporation (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **KWA/PB, LLC**, a Tennessee limited liability company, its successors assigns, all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of MARCH, 2019.

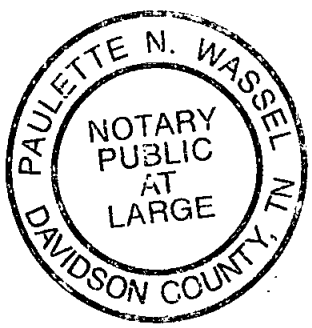
D.S. POINT BREEZE, INC.

By: _____
Name: JAMES A. WEBB, III
Its: SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared JAMES A. WEBB, III, to me known (or proved to me on the basis of satisfactory evidence) to be the SECRETARY of D.S. Point Breeze, Inc., who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand at office this 12th day of March, 2019.



Paulette N Wassel
Notary Public
My Commission Expires: 5/5/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Sworn to and subscribed before me this
13th day of March, 2019.

Notary Public
My Commission Expires: May 3, 2021

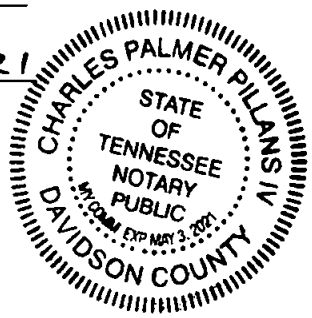


EXHIBIT A
PROPERTY DESCRIPTION

Point Breeze Apartment & Three Remaining Lots

Being four parcels of land in the Fourth (4th) Councilmanic District of Davidson County, Tennessee and being further described as follows:

Tract I: Point Breeze Apartments

Beginning at the end of the Southeast intersection of right-of-way radius return of Lemont Drive and Maplewood Lane at an iron pin, said iron pin being located 25 feet more or less south of the centerline of Maplewood Lane and being 50 feet more or less East of the centerline of Lemont Drive, thence along the southern right-of-way of Maplewood Lane South 84 degrees 09 minutes 17 seconds East a distance of 140.33 feet to a concrete monument, thence leaving said right-of-way and along the West line of Fisher property South 7 degrees 29 minutes 33 seconds West a distance of 239.14 feet to a concrete monument, thence continuing along the South line of Fisher and Beverly property South 83 degrees 53 minutes 35 seconds East a distance of 185.05 feet to an iron pin set, thence continuing along the West line of Hall property South 7 degrees 54 minutes 01 seconds West a distance of 195.77 feet to an iron pin set, thence continuing along the North line of the herein described property South 79 degrees 29 minutes 50 seconds East a distance of 460.49 feet to a concrete monument, thence continuing along the North line of the herein described property and the East line of Cotton property North 25 degrees 52 minutes 50 seconds East a distance of 19.81 feet to a concrete monument, thence continuing along the North line of the herein described property South 85 degrees 44 minutes 05 seconds East a distance of 680.54 feet to a one-inch iron pipe in the line of Maplewood Heights, second subdivision as evidenced in plat book 6200, page 847 Register's Office of Davidson County, Tennessee (RODC), thence leaving said iron pipe and along the East line of the herein described property and West line of Maplewood Heights, second subdivision South 14 degrees 06 minutes 27 seconds West a distance of 1243.37 feet to an iron pin on the Northern right-of-way of Virginia Avenue, said iron pin being the Southeast corner of the herein described property and the beginning of a curve to the left, thence leaving said pin and along the South line of the herein described property and with said curve an arc 263.61 feet to the left, having a radius of 275.00 feet, the chord of which is South 76 degrees 38 minutes 16 seconds West for a distance of 253.63 feet to an iron pin, thence continuing along the South line of the herein described tract and the North line of Dixon Springs Investment Company North 54 degrees 30 minutes 17 seconds West a distance of 390.18 feet to an iron pin, thence continuing along the South line of the herein described tract North 54 degrees 43 minutes 49 seconds West a distance of 339.45 feet to an iron pin, thence continuing along the West line of the herein described property and the East line of Ellington View Apartments L.P. North 27 degrees 50 minutes 33 seconds East a distance of 313.93 feet to a concrete monument, thence continuing along the South line of the herein described property North 69 degrees 39 minutes 28 seconds West a distance of 545.91 feet to an iron pin in the East line of Poplar Glen, Phase I as Evidenced in plat book 9700, page 931 (RODC), thence Leaving said monument and along the West line of the herein described tract and the East line of Poplar Glen Phase I North 7 degrees 47 minutes 01 seconds East a distance of 654.79 feet to a concrete monument, said pin being the Northwest corner of Poplar Glen, Phase I, thence continuing along the South line of the herein described property and the North line of Poplar Glen, Phase I, North 80 degrees 14 minutes 17 seconds West a distance of 50.03 feet to an iron pin in the Eastern right-of-way of Lemont Drive, thence continuing along the West line of the herein described property and the Eastern right-of-way of Lemont Drive North 7 degrees 48 minutes 37 seconds East a distance of 279.84 feet to an iron pin, said iron pin being the beginning of the radius return to Maplewood lane, said return being a curve to the right, thence continuing along said curve an arc 38.24 feet to the right, having a radius of 25.00 feet, the chord of which is N 50 degrees 56 minutes 50 seconds E for a distance of 34.62 feet to the POINT OF BEGINNING.

The above described parcel contains 32.8239 acres more or less.

Tract II

Beginning at an iron pin, said iron pin being located North 75 degrees 51 minutes 01 seconds West a distance of 300.00 feet, thence South 14 degrees 08 minutes 59 seconds West a distance of 159.41 feet from the Northwest intersection of the right-of-way of Hutson Avenue and Virginia Avenue, thence along the common line of herein described tract and lots 226, 227, 228 on the plan of Maplewood Heights, Second Subdivision, of record in book 547, pages 103 and 104, RODC, Tennessee South 14 degrees 38 minutes 11 seconds West a distance of 299.39 feet to an iron pin, a common corner of lots 228, 229, 230 of Maplewood Heights, second subdivision, thence along the North line of lot 300 of said subdivision North 55 degrees 16 minutes 08 seconds West a distance of 683.36 feet to an iron pin, thence along the East line of Ellington View Apartments, L.P. North 24 degrees 55 minutes 21 seconds East a distance of 288.50 feet to an iron pin, being a common corner between Tract I Ellington View Apartments, L.P., thence along the South line of D.S. Point Breeze Apartments, Inc. South 54 degrees 30 minutes 17 seconds East a distance of 390.18 feet to an iron pin in the Northern right-of-way of Virginia Avenue, thence across said right-of-way South 55 degrees 46 minutes 03 seconds East a distance of 52.17 feet to an iron pin, being a common corner of Virginia Avenue right-of-way and Tract III (Reserve Parcel of Kenmont Apartments), thence along the South line of the Reserve Parcel of Kenmont Apartments South 55 degrees 46 minutes 03 seconds East a distance of 187.35 feet to the POINT OF BEGINNING.

The above described parcel contains 4.2346 acres more or less.

Tract III: Reserve Parcel of Kenmont Apartments

Land in Davidson County, Tennessee, being Reserve parcel on the plan of Kenmont Apartments, of record in plat book 4460, page 13, Register's Office for Davidson County, Tennessee, and being described as follows:
Beginning at an iron pin, said iron pin being located North 75 degrees 51 minutes 01 seconds West a distance of 300.00 feet, thence South 14 degrees 08 minutes 59 seconds West a distance of 159.41 feet from the Northwest intersection of the right-of-way of Hutson Avenue and Virginia Avenue, thence along the South line of herein described tract and the North line of Tract II (Dixon Springs Investment Company), deed book 4517, page 660 in said Register's office North 55 degrees 46 minutes 03 seconds West a distance of 187.35 feet to an iron pin set in the Southern right-of-way of Virginia Avenue, thence along the Southern right-of-way of Virginia Avenue, along an arc 202.18 feet to the right, having a radius of 225.00 feet, the chord of which is North 78 degrees 20 minutes 42 seconds East for a distance of 195.44 feet to an iron pin set, being a common corner with part of lot 224 and lot 225 of Maplewood Heights second resubdivision, thence along the West line part of lot 224 and lot 225 of Maplewood Heights second resubdivision and the East line of herein described tract South 14 degrees 08 minutes 59 seconds West a distance of 149.41 feet to the POINT OF BEGINNING.

The above described parcel contains 16084.2 sq. ft more or less.

Tract IV: 10 foot strip of Lot No. 224

Land in Davidson County, Tennessee, being the North 10 feet of Lot No. 224 on the plan of Maplewood Heights, Second Subdivision, of record in book 547, pages 103 and 104, said RODC and being described as follows:
Beginning at an iron pin set, said iron pin being located at the Northwest intersection of the right-of-way of Hutson Avenue and Virginia Avenue, thence Along the Western right-of-way of Hutson Avenue South 14 degrees 08 minutes 59 seconds West a distance of 10.00 feet to an iron pin set being a common corner with lots 224 and 225 of Maplewood Heights second resubdivision, thence along the South line of herein described tract and with lots 224 and 225 of Maplewood Heights second resubdivision, North 75 degrees 51 minutes 01 seconds West a distance of 300.00 feet to an iron pin set and a common corner with Tract III, thence Along the South line of herein described tract North 14 degrees 08 minutes 59 seconds East a distance of 10.00 feet to an iron pin in the Southern right-of-way of Virginia Avenue, thence Along the Southern right-of-way South 75 degrees 51 minutes 01 seconds East a distance of 300.00 feet to the POINT OF BEGINNING.

The above described parcel contains 3000.0 sq. ft. more or less.

Being the same property conveyed to KWA/PB, LLC by Special Warranty Deed of record as Instrument Number 20190315-0023818, in the Register's Office for Davidson County, Tennessee.