Karen Johnson Davidson County
Batch# 331863 DEEDQC
12/18/2019 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191218-0130698

This Instrument Prepared By:
D. Clayton Howell, Esq.
Eversheds Sutherland (US) LLP
999 Peachtree Street NE
Suite 2300
Atlanta, Georgia 30309

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Hines 5 Ravinia Drive Atlanta, GA 30346	Hines 5 Ravinia Drive Atlanta, GA 30346	10507001300 10507001100

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 16th day of December, 2019.

Notary Public

My Commission Expires: 8/16/2022

LIZBETH HENDERSON NOTARY PUBLIC Exp. Aug. 16, 2022 FULTON COUNTY, GA

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **429B HOUSTON ST, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim unto **HCD WEDGEWOOD 429 HOUSTON LLC**, a Delaware limited liability company ("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 17 day of December, 2019.

429B HOUSTON ST, LLC,
a Tennessee limited liability company

By: _____
Name: Darek Bell
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Donna C. Brown, a Notary Public of said County and State, personally appeared Darek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of **429B HOUSTON ST, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such manager executed the foregoing instrument for the purposes therein contained, by himself as such manager.

Witness my hand and seal at Office in Brentwood, Tennessee, the 17th day of December, 2019.

_____
Notary Public

My Commission expires: 6/22/2020

DONNA C. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHBIT A

429 Houston St.

Land situated in the 17th Councilmanic District, Davidson County, City of Nashville, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old), lying in the southerly margin of Houston Street (50'R.O.W.) and the easterly margin of Brown Street (50'R.O.W.) being the northwesterly corner of the hereon described tract; thence, along said southerly margin of Houston Street S82°01'32"E, a distance of 333.87' to a PK nail (old); thence, along the westerly lines of MMC Partnership of record in instrument 20121130011026, R.O.D.C. the next three (3) calls: thence, S07°58'27"W, a distance of 109.00' to an iron rod (new); thence, N82°01'16"W, a distance of 33.33' to an iron rod (new); thence, S07°58'35"W, a distance of 41.00' to an iron rod (new); thence, along the northerly margin of Alley #189 (15'R.O.W.) N81°59'16"W, a distance of 299.24' to a PK nail (old); thence, along the easterly margin of said Brown Street N07°28'42"E, a distance of 149.81 to the Point of Beginning.

Containing an area of 48,590 Square Feet or 1.12 Acres, more or less.

The above property is described according to that certain ALTA/NSPS Land Title Survey prepared by Crawford & Cummings, P.C., J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, dated June 17, 2019, last revised December 5, 2019, which survey is hereby made a part of this description by this reference.

True Copy Certification

I, Jay H. Smith, 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, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

