RESPONSIBLE TAXPAYER:
NAME OF NEW OWNER!
Waterleaf at Antioch Apartments, LLC
c/o Graycliff Capital Development, LLC
200 East Broad Street. Suite 220
Greenville, SC 29601

THIS INSTRUMENT PREPARED BY:

Robbins, Kelly, Patterson & Tucker
7 W. 7th Street, Suite 1400
Cincinnati, Ohio 45202

Tax Map and Parcel Number: Map 163, Parcel 416

QUIT CLAIM DEED

THIS INDENTURE made as of this 13 day of January, 2020, between **FR3, LLC, a Tennessee limited liability company,** First Party, and **WATERLEAF AT ANTIOCH APARTMENTS, LLC,** a South Carolina limited liability company, Second Party;

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has quitclaimed and conveyed, and does by these presents quitclaim and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

Karen Johnson Davidson County
Batch# 342771 DEEDQC
01/14/2020 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200114-0004734

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

FR3, LLC, a Tennessee limited liability company

By: _____
Bernard G. Freeland, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Bernard G. Freeland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Manager of FR3, LLC, the within-named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself/himself as Manager.

WITNESS my hand at office this 13th day of January, 2020.

_____
Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

{01128539.2 }

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $[illegible]0.00.

Affiant _____.

Subscribed and sworn to before me this 8 day of January 2020.

My Commission Expires:
August 22, 2024

_____
Notary Public

(AFFIX SEAL)

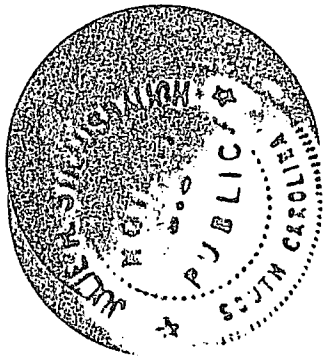


EXHIBIT "A"

Legal Description

Being a portion of Lot 1 of Final Plat of 1st Revision Crews Crossings Easement Abandonment as recorded in Instrument Number 200908110075703 Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the north by CSX Railroad Right-of-Way (ROW), bounded on the east by the western ROW of Old Franklin Road and bounded on the south and west by the remainder of said Lot 1, also being the lands of Waterford Crossing Property, LP, as recorded in Instrument Number 201411240108335, RODC. Tract being described as follows.

POINT OF BEGINNING being the southwest ROW intersection of said CSX Railroad and said Old Franklin Road; thence along said western ROW of Old Franklin Road with the following: South 38°48'07" West 638.89 feet to a point; thence with a curve to the right having an arc length of 301.48 feet, a radius of 713.94 feet, a central angle of 24°11'42", a tangent of 153.02 feet and having a chord bearing and distance of South 50°53'57" West 299.25 feet to a set iron rod with cap; thence South 62°59'47" West 129.26 feet to a found iron rod with "LEA INC" cap; thence leaving said Old Franklin Road ROW along the centerline of a creek North 52°42'14" West 186.30 feet to a point; thence North 60°22'46" West 104.55 feet to a point; thence North 76°19'35" West 132.76 feet to a point; thence North 54°53'52" West 86.53 feet to a point; thence North 72°43'07" West 38.05 feet to a point; thence leaving said centerline of the creek with the following: North 07°16'22" East 229.15 feet to a found iron rod with "RAGAN SMITH CAP"; thence North 23°28'36" East 715.05 feet to found iron rod with "LEA INC" cap; thence along said southern ROW of CSX Railroad South 66°31'24" East 991.13 feet to the point of beginning.

Containing 795,692 square feet or 18.26 acres.

Bearings based on the Tennessee State Plane Coordinate System.

Being the same property conveyed to Waterleaf At Antioch Apartments, LLC, a South Carolina limited liability company by deed from FR3, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. ___202001140004733_____, in the Register's Office for Davidson County, Tennessee.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

