Karen Johnson Davidson County
Batch# 347768 DEEDQC
01/23/2020 01:29:56 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200123-0008521

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTORNEYS
406 UNION AVENUE, SUITE 600
KNOXVILLE, TN 37902

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

QUIT CLAIM DEED

THIS INDENTURE made this 10 day of January, 2020, between **LOFTS RM HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), and **NASHVILLE LOFTS, LLC**, a Tennessee limited liability company ("Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00), and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT CLAIMED, and does hereby bargain, sell, remise, release, and QUIT CLAIM unto the said Grantee, the premises more particularly described in Exhibit "A" attached hereto and made a part hereof.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

IN WITNESS WHEREOF, this instrument has been executed by or on behalf of the Grantor the day and year first above written.

LOFTS RM HOLDINGS, LLC

By: _____
JUSTIN MORGAN, Manager

THE NAME AND ADDRESS OF A PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

NASHVILLE LOFTS, LLC
520 W. SUMMIT HILL DRIVE, STE 801
KNOXVILLE, TN 37902

STATE OF TENNESSEE)

: ss.

COUNTY OF Knox)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared JUSTIN MORGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be Manager of Lofts RM Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he or she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself or herself as Manager.

Witness my hand and official seal at office, this 16 day of January, 2020.

NOTARY PUBLIC

My Commission expires: 4/4/22

CHARLES L. JUSTICE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby swear or affirm that the actual consideration of this transfer is $-0-.

Affiant:

Subscribed and sworn to before me this 16 day of January, 2020.

Notary Public:

My Commission Expires: 4/4/22

CHARLES L. JUSTICE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

PARCEL ID NUMBERS:

161-15-0C-900.00-CO, 161-00-0-307.00, 161-15-0C-301.00-CO, 161-15-0C-302.00-CO, 161-15-0C-303.00-CO, 161-15-0C-304.00-CO, 161-15-0C-305.00-CO, 161-15-0C-306.00-CO, 161-15-0C-307.00-CO, 161-15-0C-308.00-CO, 161-15-0C-309.00-CO, 161-15-0C-310.00-CO, 161-15-0C-311.00-CO, 161-15-0C-312.00-CO, 161-15-0C-313.00-CO, 161-15-0C-314.00-CO, 161-15-0C-315.00-CO, 161-15-0C-316.00-CO, 161-15-0C-317.00-CO, 161-15-0C-318.00-CO, 161-15-0C-319.00-CO, 161-15-0C-320.00-CO, 161-15-0C-321.00-CO, 161-15-0C-322.00-CO, 161-15-0C-323.00-CO, 161-15-0C-324.00-CO, 161-15-0C-325.00-CO, 161-15-0C-326.00-CO, 161-15-0C-327.00-CO, 161-15-0C-328.00-CO, 161-15-0C-329.00-CO, 161-15-0C-330.00-CO, 161-15-0C-331.00-CO, 161-15-0C-332.00-CO, 161-15-0C-333.00-CO, 161-15-0C-334.00-CO, 161-15-0C-335.00-CO, 161-15-0C-336.00-CO, 161-15-0C-337.00-CO, 161-15-0C-338.00-CO, 161-15-0C-339.00-CO, 161-15-0C-340.00-CO, 161-15-0C-341.00-CO, 161-15-0C-342.00-CO, 161-15-0C-343.00-CO, 161-15-0C-344.00-CO, 161-15-0C-345.00-CO, 161-15-0C-346.00-CO, 161-15-0C-347.00-CO, 161-15-0C-348.00-CO, 161-15-0C-349.00-CO, 161-15-0C-350.00-CO, 161-15-0C-351.00-CO, 161-15-0C-352.00-CO

EXHIBIT "A"

SITUATED in District Thirty-One (31) of Nashville, Davidson County, Tennessee, being a portion of Lot 3, on The Plan of Hickory Commercial Park, Section One, as shown of record in Plat Book 6900, page 806, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod (new) on the western right-of-way line of Zermatt Avenue (50 foot right-of-way), said iron rod being the southeast corner of Rose Monte PUD- Phase Two property as conveyed to MDN, LLC, of record in Instrument Number 20080919-0096008, in the Register's Office for Davidson County, Tennessee and being the northeast corner of the property herein described;

THENCE, following said western right-of-way line of Zermatt Avenue with a curve to the left having a central angle of 47 degrees 58 minutes 30 second, a radius of 641.44 feet, an arc length of 537.09 feet, a tangent of 285.42 feet and a chord bearing and distance of South 12 degrees 55 minutes 13 seconds East, 521.54 feet to an iron rod (new), said iron rod being the northwest corner of Rose Monte Townhomes – Phase one property, as conveyed to Affordable Housing Resources, Inc., of record in Instrument No. 20041027-0128903, in the Register's Office for Davidson County, Tennessee;

THENCE, leaving said western right-of-way line of Zermatt Avenue and following the western boundary of said Affordable Housing Resources, Inc. property South 53 degrees 24 minutes 58 seconds West, 109.70 feet to an iron rod (new);

THENCE, continuing along the western boundary of said Affordable Housing Resources, Inc. property South 03 degrees 47 minutes 51 seconds West, 49.48 feet to an iron rod (new);

THENCE, South 15 degrees 01 minutes 35 seconds West, 128.51 feet to an iron rod (new);

THENCE, South 33 degrees 10 minutes 12 seconds West, 52.54 feet to an iron rod (new);

THENCE, South 16 degrees 38 minutes 03 seconds West, 106.55 feet to an iron rod (new);

THENCE, South 34 degrees 41 minutes 34 seconds East, 331.50 feet to an iron rod (new) on the northern boundary of the Bankcorpsouth Bank Property, as of record in Instrument No. 20091208-0112137, in the Register's Office for Davidson County, Tennessee, said iron rod being the southwest corner of said Affordable Housing Resources, Inc. property and the southeast corner of the property herein described;

THENCE, leaving said western boundary of the Affordable Housing Resources, Inc. property and following the northern boundary of said Bankcorpsouth Bank Property, passing their northeast corner at 304.21 feet, and continuing along the northern boundary of the Woodlands, Phase 1,

Section 1, as of record in Plat Book 6900, page 499, in the Register's Office for Davidson County, Tennessee, North 83 degrees 35 minutes 49 seconds West, 333.28 feet to an iron rod (new);

THENCE, continuing along the northern boundary of said The Woodlands, Phase 1, Section 1 North 84 degrees 11 minutes 11 seconds West, 544.77 feet to an iron rod (new) on the western right-of-way line of Woodlands Avenue, said iron rod also being the southern most corner of The Misson Brentwood, Dst. property, as of record in Instrument Number 20061011-0126591, in the Register's Office for Davidson County, Tennessee, and the southwest corner of the property herein described;

THENCE, leaving said northern boundary of The Woodlands, Phase 1, Section 1, and said western right-of-way line of Woodlands Avenue, following the eastern boundary of said Mission Brentwood Dst property North 03 degrees 39 minutes 03 seconds Est, 436.03 feet to an iron rod (old);
THENCE, continuing with the eastern boundary of said Mission Brentwood, Dst. Property North 06 degrees 22 minutes 08 seconds East, 190.69 feet to an iron rod (old);

THENCE, North 02 degrees 11 minutes 43 seconds East, 210.80 feet to an iron rod (old);

THENCE, North 04 degrees 22 minutes 36 seconds East, 161.42 feet to an iron rod (old);

THENCE, North 08 degrees 30 minutes 24 seconds East, 213.02 feet to an iron rod (old);

THENCE, North 04 degrees 51 minutes 40 seconds East, 187.20 feet to an iron rod (new);

THENCE, North 07 degrees 51 minutes 43 seconds East, 31.96 feet to an iron rod (new), said rod being the southeast corner of Rose Monte PUD – Phase Two property as conveyed to MDN, LLC of record in Instrument Number 20080919-0096008, in the Register's Office for Davidson County, Tennessee;

THENCE, following the southern boundary of said MDN, LLC property North 84 degrees 41 minutes 45 seconds East, 154.26 feet to an iron rod (new);

THENCE, continuing with the southern boundary of said MDN, LLC property South 05 degrees 18 minutes 15 seconds West, 413.46 feet to an iron rod (new);

THENCE, South 84 degrees 41 minutes 45 seconds East, 46.00 feet to an iron rod (new);

THENCE, North 05 degrees, 18 minutes 15 seconds Est, 5.00 feet to an iron rod (new);

THENCE, with a curve to the right having a central angle of 90 degrees 00 minutes 00 second, a radius of 25.00 feet, an arc length of 39.27 feet, a Tangent of 25.00 feet and a chord bearing and distance of North 50 degrees 18 minutes 15 seconds East, 35.36 feet to an iron rod (new);

THENCE, South 84 degrees 41 minutes 45 seconds East, 26.58 feet to an iron rod (new);

THENCE, with a curve to the left having a central angle of 25 degrees 15 minutes 47 second, a radius of 248.00 feet, an arc length of 109.35 feet, a tangent of 55.58 feet and a chord bearing and distance of North 82 degrees 40 minutes 22 seconds East, 108.47 feet to an iron rod (new);

THENCE, North 70 degrees 02 minutes 28 seconds East, 185.55 feet to an iron rod (new);

THENCE, with a curve to the right having a central angle of 19 degrees 36 minutes 50 second, a radius of 227.00 feet, an arc length of 77.71 feet, a tangent of 39.24 feet and a chord bearing and distance of North 79 degrees 50 minutes 53 seconds East, 77.33 feet to an iron rod (new);

THENCE, with a curve to the right having a central angle of 28 degrees 06 minutes 23 second, a radius of 25.00 feet, an arc length of 12.26 feet, a tangent of 6.26 feet and a chord bearing and distance of South 76 degrees 17 minutes 34 seconds East, 12.14 feet to an iron rod (new);

THENCE, with a curve to the left having a central angle of 22 degrees 22 minutes 27 second, a radius of 28.00 feet, an arc length of 10.93 feet, a tangent of 5.54 feet and a chord bearing and distance of South 73 degrees 25 minutes, 34 seconds West, 10.86 feet to an iron rod (new);

THENCE, with a curve to the left having a central angle of 03 degrees 47 minutes 46 second, a radius of 222.00 feet, an arc length of 14.71 feet, a tangent of 7.36 feet and a chord bearing and distance of South 82 degrees 42 minutes 54 seconds East, 14.71 feet to an iron rod (new);

THENCE, with a curve to the left having a central angle of 91 degrees 53 minutes 03 second, a radius of 25.00 feet, an arc length of 40.09 feet, a tangent of 25.84 feet and a chord bearing and distance of South 34 degrees 52 minutes 29 seconds East, 35.93 feet to the point of beginning.

CONTAINING 858,429.8 square feet or 19.71 acres.

BEING the same property conveyed to Lofts RM Holdings, LLC, a Tennessee limited liability company, from MDN, LLC, a Tennessee limited liability company, dated December 9, 2014, of record in Instrument Number 20141223-0117585, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions shown on the recorded plat.