THIS INSTRUMENT WAS PREPARED BY:
Ragan-Smith Associates
315 Woodland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 368107 DEEDQC
03/05/2020 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200305-0024980

ADDRESS NEW OWNER & SEND TAX BILL TO:
Bell Road Apartment Partners LLC
5300 W. Cypress St., Ste. 200
Tampa, FL 33607

MAP-PARCEL
Map 162
Parcels 110 & 113

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO AND NO/100 DOLLARS ($0.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BELL ROAD APARTMENT PARTNERS, a Delaware limited liability company** (hereinafter the "Grantors"), do hereby quitclaim and convey unto **BELL ROAD APARTMENT PARTNERS LLC, a Delaware limited liability company**, (hereinafter the "Grantees"), and Grantee's successors and assigns, in order to assign the herein-below described parcel one Map and Parcel Number, all of its right, title and interest in and to that certain tract or parcel of land, including any streets and roads therein, in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The tract is located at 1500 Bell Road, Nashville, Tennessee, 37211.
The resulting tax map and parcel will be **Map 162, Parcel 113.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 28th day of February, 2020

BELL ROAD APARTMENT PARTNERS LLC, a Delaware limited liability company

By _____
Mark Sembler, Manager

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Sembler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2020.

JULIE V. FANELLI
Notary Public, State of Florida
Commission No. GG950335
Commission Expires 01/23/2024

_____
NOTARY PUBLIC

My Commission Expires: _____

County of Davidson
State of Tennessee

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**

AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **March, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

PROPERTY LYING ON THE SOUTH SIDE OF BELL ROAD (TENNESSEE STATE ROUTE 254) APPROXIMATELY 830 FEET EAST OF THE CENTERLINE OF BROOKVIEW ESTATES DRIVE IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY DEEDED TO HENRY C. MAXWELL, JR., ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20011010-0110441 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.).
BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH RIGHT OF WAY LINE OF BELL ROAD AND AT THE NORTHWEST CORNER OF THE LAND DEEDED TO BELL ROAD SELF STORAGE, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20190425-0038197, R.O.D.C.T.;
1. THENCE, WITH THE WEST LINE OF THE BELL ROAD SELF STORAGE PROPERTY, SOUTH 02°15'22" WEST, 142.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
2. THENCE, WITH THE SOUTH LINE OF THE BELL ROAD SELF STORAGE PROPERTY, NORTH 84°10'30" EAST, 99.96 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE WEST LINE OF OTHER PROPERTY DEEDED TO BELL ROAD SELF STORAGE, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20190425-0038198, R.O.D.C.T.;
3. THENCE, WITH THE WEST LINE OF OTHER PROPERTY DEEDED TO BELL ROAD SELF STORAGE, SOUTH 07°34'15" WEST, 1,018.58 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RLS 2351" ON THE NORTH LINE OF THE PROPERTY DEEDED TO DON CAMERON, III BY DEED RECORDED IN INSTRUMENT NUMBER 20051121-0140598, R.O.D.C.T.;
4. THENCE, WITH THE NORTH LINE OF THE CAMERON PROPERTY NORTH 84°46'30" WEST, 624.59 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
5. THENCE, SOUTH 09°03'23" WEST, 416.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO LINDA C. PRATT BY DEED RECORDED IN INSTRUMENT NUMBER 20020215-0020006, R.O.D.C.T.;
6. THENCE, WITH THE NORTH LINE OF THE PRATT PROPERTY, SOUTH 76°02'58" WEST, 702.00 FEET TO A 1/2" IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO ROBERT H. MARTIN, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20141008-0093369, R.O.D.C.T.;
7. THENCE, WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 06°56'00" EAST, 290.28 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RLS 2351";
8. THENCE, CONTINUING WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 33°23'22" WEST, 141.03 FEET TO A RAILROAD SPIKE (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO LINDA R. GRIGSBY, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20180205-0011413, R.O.D.C.T.;
9. THENCE, WITH THE EAST LINE OF THE GRIGSBY, ETAL PROPERTY AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO JONATHAN E. HUETTIG BY DEED RECORDED IN INSTRUMENT NUMBER 20150320-0024170, R.O.D.C.T., NORTH 22°50'19" WEST, 159.81 FEET TO A 5/8" IRON ROD (OLD);
10. THENCE, CONTINUING WITH THE EAST LINE OF THE HUETTIG PROPERTY, NORTH 03°26'30" EAST, 325.63 FEET TO A 1/2" IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO JEFF T. SEAT BY DEED RECORDED IN DEED BOOK 10742, PAGE 892, R.O.D.C.T.;

11. THENCE, WITH THE EAST LINE OF THE SEAT PROPERTY AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO SYLVIA PATTERSON, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20000516-0049382, R.O.D.C.T., NORTH 00°13'12" EAST, 207.63 FEET TO A 1/2" IRON ROD (OLD);
12. THENCE, WITH THE EAST LINE OF THE PATTERSON, ETAL PROPERTY, WITH THE EAST LINE OF THE PROPERTY DEEDED TO IDA BELLE WATSON, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20011120-0127356, R.O.D.C.T. AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO CHARLES ROBERTSON, ETUX BY DEED RECORDED IN DEED BOOK 4359, PAGE 246, R.O.D.C.T., NORTH 23°00'01" EAST, 257.84 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH LINE OF THE PROPERTY DEEDED TO CLIFTON W. PEOPLES, JR., ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20120417-0032716, R.O.D.C.T.;
13. THENCE, WITH THE SOUTH LINE OF THE PEOPLES PROPERTY, SOUTH 83°04'20" EAST, 346.85 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO MORRIS LEVINE BY DEED RECORDED IN DEED BOOK 5781, PAGE 666, R.O.D.C.T.;
THENCE, WITH THE LINES OF THE LEVINE PROPERTY THE FOLLOWING FIVE CALLS (14 THROUGH 18):
14. SOUTH 33°45'30" WEST, 233.92 FEET TO A 1/2" IRON ROD (OLD);
15. SOUTH 59°32'30" EAST, 198.45 FEET TO A 1/2" IRON ROD (OLD);
16. NORTH 47°50'28" EAST, 100.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
17. NORTH 81°08'34" EAST, 225.13 FEET TO A 5/8" IRON ROD (OLD);
18. NORTH 00°34'02" EAST, 155.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH LINE OF THE PROPERTY DEEDED TO FAROKH FANI BY DEED RECORDED IN DEED BOOK 11674, PAGE 555, R.O.D.C.T.;
THENCE, WITH THE SOUTH AND EAST LINES OF THE FANI PROPERTY THE FOLLOWING THREE CALLS (19 THROUGH 21):
19. SOUTH 85°08'56" EAST, 346.50 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
20. NORTH 07°31'31" EAST, 227.81 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
21. NORTH 05°57'31" EAST, 190.49 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH RIGHT OF WAY LINE OF BELL ROAD;
22. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF BELL ROAD AND WITH A CURVE TO THE LEFT AN ARC LENGTH OF 317.59 FEET, HAVING A RADIUS OF 996.93 FEET, A DELTA ANGLE OF 18°15'10", AND WITH A CHORD OF NORTH 83°32'42" EAST, 316.25 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 1,460,544 SQUARE FEET OR 33.53 ACRES, MORE OR LESS.

Being the same property conveyed to Bell Road Apartment Partners LLC, herein by Special Warranty Deed dated the 2nd day of March, 2020 of record at 202003050024979 in said Register's Office, Davidson County Tennessee.

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021