Karen Johnson Davidson County
Batch# 429856 DEEDQC
07/01/2020 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200701-0071489

QUITCLAIM DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 Day of June, 2020.

Notary Public

My Commission Expires: 2/15/2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
John K. Culpepper, Attorney at Law
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, Tennessee 37402

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Eleven North Apartments Partners, LP a Delaware limited partnership c/o GEM Realty Capital (NAME)	**Eleven North Apartments Partners, LP a Delaware limited partnership c/o GEM Realty Capital** (NAME)	**MAP/PARCEL 093-05-0-131.00**
900 N. Michigan Avenue, Suite 1450 (ADDRESS)	**900 N. Michigan Avenue, Suite 1450** (ADDRESS)	
Chicago, Illinois 60611 (CITY) (STATE) (ZIP)	**Chicago, Illinois 60611** (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eleven North Partners, LP, a Delaware limited partnership** (as successor by Certificate of Conversion to Eleven North Partners, LLC, a Delaware limited liability company), hereinafter called the "Grantor", does hereby transfer, convey, remise, release and forever quitclaim unto, **Eleven North Apartments Partners, LP, a Delaware limited partnership, hereinafter called the "Grantee"**, its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

Wherever 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, the undersigned has executed this instrument as of February 21, 2020.

Eleven North Partners, LP,
a Delaware limited partnership

By: _____
Name: LOUIS HELLEBUSCH
Title: VICE PRESIDENT

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis Hellebusch with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of ELEVEN NORTH PARTNERS, LP, a Delaware limited partnership, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited partnership.

WITNESS my hand and Official Seal at office, this 13 day of February, 2020.

_____
Notary Public

My Commission Expires _____. [Affix Notary Seal]

LANA PASSARELLI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 20, 2020

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: MAP/PARCEL 093-05-0-131.00

BEING A PARCEL OF LAND IN THE URBAN SERVICE DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING ON THE EAST MARGIN OF ELEVENTH AVENUE INDUSTRIAL BOULEVARD, EXTENDING FROM CHURCH STREET VIADUCT TO CHARLOTTE AVENUE BEING LOTS NO.2, 3, 7, 8, 112, 113, 115, 116, 117, 118, 119 AND PARTS OF LOTS NO.1, 4, 5, 6, AND 114, AS SHOWN ON MAP OF HINE'S ADDITION OF RECORD IN PLAN BOOK 1, PAGE 21, CHANCERY COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST INTERSECTION OF CHURCH STREET AND ELEVENTH AVENUE INDUSTRIAL BOULEVARD;

THENCE, WITH THE EASTERLY MARGIN OF SAID ELEVENTH AVENUE INDUSTRIAL BOULEVARD THE FOLLOWING CALLS:

WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 02° 52' 35", A RADIUS OF 2030.00 FEET AND A CHORD OF N 35° 44' 09" W, 101.90 FEET FOR AN ARC LENGTH OF 101.91 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 02° 52' 00", A RADIUS OF 1970.00 FEET AND A CHORD OF N 35° 44' 26" W, 98.55 FEET FOR AN ARC LENGTH OF 98.56 FEET TO AN IRON PIN,

N 34° 18' 23" W, 640.00 FEET TO AN IRON PIN;

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 06° 16' 30", A RADIUS OF 1970.00 FEET AND A CHORD OF N 31° 10' 08" W, 215.65 FEET FOR AN ARC LENGTH OF 215.75 FEET TO AN IRON PIN,

N 28° 30' 00" W, 1.94 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 83° 01' 34", A RADIUS OF 21.00 FEET AND A CHORD OF N 16° 33' 30" E, 27.84 FEET FOR AN ARC LENGTH OF 30.43 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE;

THENCE, WITH SAID CHARLOTTE AVENUE, N 61° 45' 32" E, 175.77 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE GULCH, SECTION ONE OF RECORD IN PLAT BOOK 6050, PAGE 520, R.O.D.C.;

THENCE, LEAVING SAID MARGIN WITH THE WEST LINE OF SAID SECTION ONE AND THE GULCH, SECTION TWO OF RECORD IN INSTRUMENT NO. 20040818-0099850, R.O.D.C., S 34° 19' 59" E, 1072.47 FEET TO AN IRON PIN IN THE NORTH MARGIN OF CHURCH STREET;

THENCE, WITH SAID MARGIN, S 60° 08' 04" W, 204.48 FEET TO THE POINT OF BEGINNING. CONTAINING 222,624 SQUARE FEET OR 5.11 ACRES, MORE OR LESS.
LESS AND EXCEPT:

A TOTAL OF 38 SQUARE FEET FOR THREE CHURCH STREET BRIDGE CAISSONS CONVEYED TO METROPOLITAN AND GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY INSTRUMENT RECORDED IN BOOK 8228, PAGE 273, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Reference for prior title is made to Deed recorded in Inst # 20121210107485, Register's Office for Davidson County, Tennessee.

13442471.4

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires