



2021 UNREGISTERED COURT
SUITS (3/20)
REAL ESTATE (1/1/2020)
HIGHWOODS.COM | NYSL HW

April 29, 2021

Tom Cross
Deputy Director of Law
Metropolitan Government of Nashville and Davidson County
Metro Courthouse
Suite 108
Nashville, TN 37201

Re: Plat 20185-182-001

Dear Tom:

Highwoods Realty Limited Partnership ("Highwoods") is pleased to offer **\$25,000**, payable in cash, to acquire the approximately 500 square-foot property referenced above, free and clear of any liens. No due diligence is required. Highwoods is prepared to close the transaction **within 30 days** after approval by the Metropolitan Council and will accept a quitclaim deed. Highwoods' obligation to purchase the property will be contingent only upon receipt of a title insurance policy, which Highwoods will obtain and pay for, that does not contain any exceptions that may be unacceptable to Highwoods.

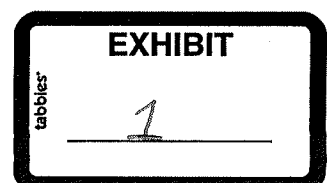
Very truly yours,

**HIGHWOODS REALTY LIMITED PARTNERSHP, a
North Carolina limited partnership**

By: HIGHWOODS PROPERTIES, INC., a Maryland
corporation, its sole general partner

By:

W. Brian Reames
W. Brian Reames
Senior Vice President



This instrument prepared by:

Metropolitan Department of Law
Metropolitan Courthouse, Suite 108
PO Box 196300
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel
Highwoods Realty Limited Partnership, a North Carolina limited partnership	3100 Smoketree Court, Suite 600 Raleigh, North Carolina 27604	Map 93, Parcel 0 (portion)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is \$25,000.

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 2021.

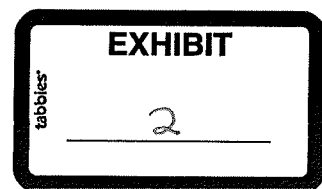
NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, The Metropolitan Government of Nashville and Davidson County (“Grantor”), by these presents, does hereby quitclaim and convey to the Highwoods Realty Limited Partnership, a North Carolina limited Partnership, (“Grantee”), its successors and assigns, all Grantor’s right, title and interest in and to that certain approximately 536-square-foot tract or parcel of land in Davidson County, Tennessee identified as a portion of Map 93, Parcel 0, more fully described in Exhibit A to this instrument.

This is unimproved right of way remnant adjacent to the right of way of 11th Avenue

{N0407295.1}



North, being a portion of the property conveyed to Grantor by instrument of record at Book 4473, Page 348, RODC. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, undersigned has hereunto set its hand on this the _____ day of _____, 2021.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Director of Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Trael Webb, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Director of Public Property, being authorized so to do, executed the within instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee.

Witness my hand and seal, at office this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

Surveyor's Description

Being a remnant of former right-of-way located in the Nineteenth Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee. Being generally located on the southwest by Eleventh Avenue North, on the east by CSX Transportation Railroad, and the north by Church Street Viaduct. Being adjacent to the property owner by Highwoods Realty Limited Partnership of record in Instrument No. 20120730-0066620, R.O.D.C., and being more particularly described as follows:

BEGINNING at the existing and new northerly right-of-way Eleventh Avenue North, being N 80° 13' 55" E, 45.00 feet from the intersection of the centerlines of said 11th Avenue North and Grundy Street;

THENCE, with the existing right of way margin of 11th Avenue North the following calls:

N 50° 09' 31" E, 17.45 feet,

S 26° 56' 00" E, 59.63 feet to the new right-of-way of said 11th Avenue North;

THENCE, with a curve to the right, having a central angle of 05° 48' 33", a radius of 575.00 feet, a tangent of 29.17 feet, and a chord of N 43° 54' 05" W, 58.27 feet for an arc length of 58.30 feet to POINT OF BEGINNING;

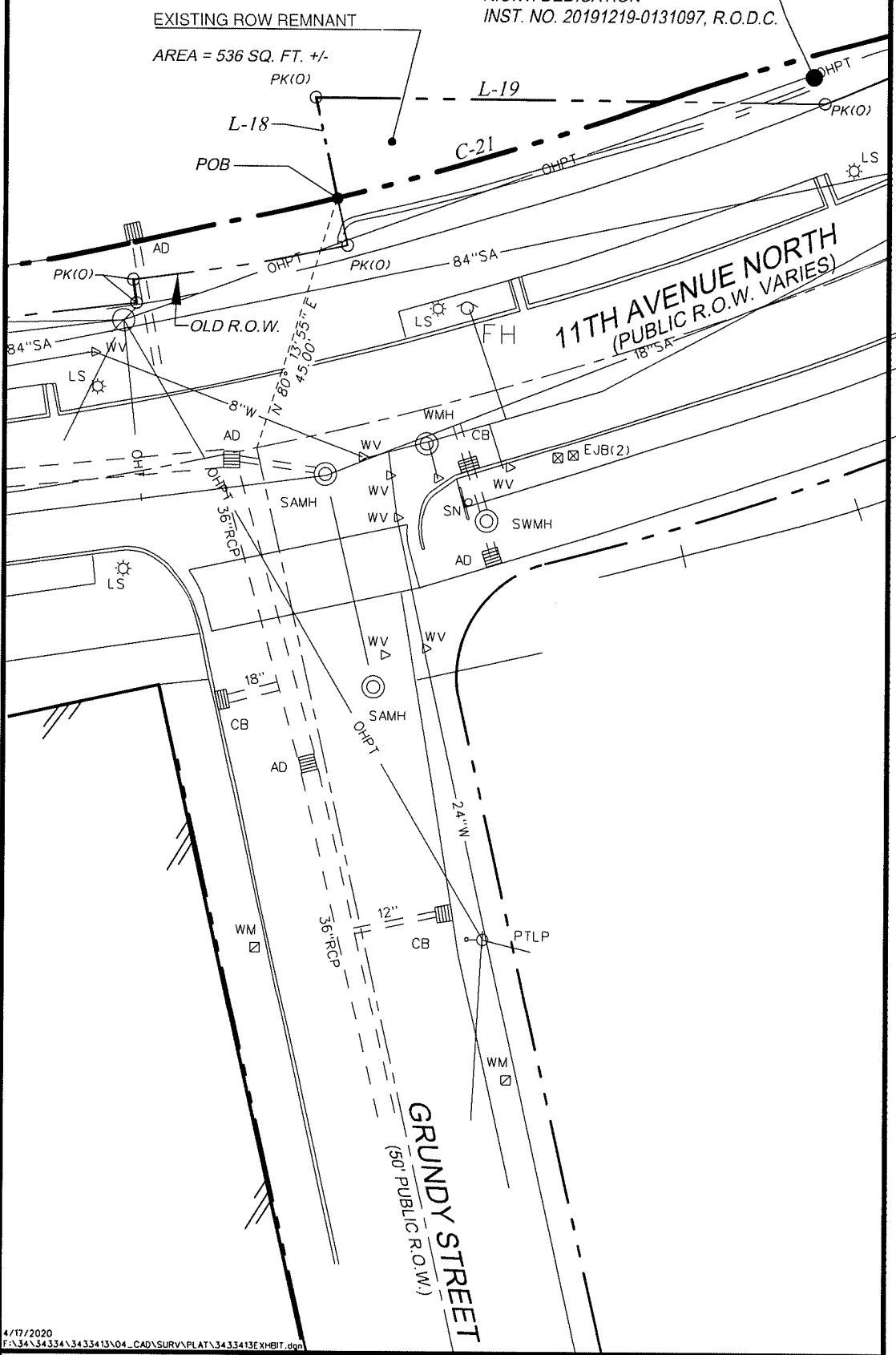
Containing 536 Square Feet, more or less;

This property is a portion of that conveyed to the Metropolitan Government by Instrument of record in Deed Book 4473, Page 348, R.O.D.C.

Prepared by:
Barge Design Solutions, Inc.
File No. 3433413
Dated: April 30, 2021

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C-21	05° 48' 33"	575.00'	29.17'	58.30'	N 43° 54' 05" W	58.27'
LINE	BEARING	DISTANCE				
L-18	N 50° 09' 31" E	17.45'				
L-19	S 26° 56' 00" E	59.63'				

R.O.W. DEDICATION
INST. NO. 20191219-0131097, R.O.D.C.



4/17/2020
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<p>615 11th Avenue South, Suite 700, Nashville, Tennessee 37219 PHONE (615)284-1509 FAX (615) 256-6572</p>	EXHIBIT		DRAWN BY: BTT	CHECKED BY: BTT
	11TH AVENUE NORTH ASURION BUILDING NASHVILLE, DAVIDSON COUNTY, TENNESSEE		DRAWING NO.:	1
			PROJECT NO.:	3433413