(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/29/01 14:59 3pgs
Fees:18.00 Taxes:4810.00

20011029-0117743

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermitage Garden Apartments, LLC	Hermitage Garden Apartments, LLC	075-09-01 260.00075-09-0 142.00
(NAME) PO Box 2451	(NAME) Same	
(ADDRESS) Brentwood, TN 37024-2451	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Colleen R. Rosinbum, and husband, Ralph R. Rosinbum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hermitage Garden Apartments, LLC, a limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description Exhibit "A"

Being the same property conveyed to Ralph R. Rosinbum and wife, Colleen R. Rosinbum by Limited Warranty Deed of Freeman Florida Venture, LTD., a Florida limited partnership d/b/a Freeman Florida Venture L.P., of record in Book 9557, page 940, Register's Office of Davidson County, Tennessee.

Encumbrances:

1. Easement for right of way to South Central Bell of record in Book 7881, page 684, Register's Office of Davidson County, Tennessee.

2. Easement for sewer line of record in Plat Book 3600, page 97, Register's Office of Davidson County, Tennessee.

3. Terms and conditions of Lease Agreement between WEB Service Company, Inc., and Freeman Webb Realtors, a memorandum of which is of record in Book 8586, page 555, and Book 9611, page 754, Register's Office of Davidson County, Tennessee.

4. Easement of record in Book 621, page 450, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4701 Old Hickory Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 19th day of October, 2001.

Ralph R. Rosinbum

By: Michael B. Rosinbum
Michael B. Rosinbum

Colleen R. Rosinbum

By: Michael B. Rosinbum
Michael B. Rosinbum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael B. Rosinbum, Attorney-in-Fact, for Ralph R. Rosinbum + wife, Colleen R. Rosinbum, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Ralph R. Rosinbum + wife, Colleen R. Rosinbum, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2001.

Commission expires: 6-16-04

YVETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN

Notary Public

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, Second Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Old Hickory Boulevard, north of Plantation Drive, and being more particularly described according to the survey by Barge, Waggoner, Sumner and Cannon, dated September 27, 1994, as follows:

Beginning at a railroad spike in the westerly right-of-way line of Old Hickory Boulevard, said railroad spike being North 16 deg. 02 min. 00 sec. West 125.00 feet from the centerline of Plantation Drive; thence, leaving said right-of-way line with the northerly line of property conveyed to John D. MacArthur by deed of record in Book 4315, page 54, Register's Office for Davidson County, Tennessee, South 73 deg. 42 min. 15 sec. West 152.64 feet to a point in the easterly line of Lot No. 1151 as shown on the plan of Resubdivision of Lot No. 1151, Hermitage Hills, Section Nine, as of record in Book 4470, page 13, Register's Office for Davidson County, Tennessee; thence with said line, North 16 deg. 04 min. 41 sec. West 55.57 feet to an iron pin; thence, with the northerly line of said lot and the northerly line of Lot Nos. 1152 and 1153 as shown on the plan of Hermitage Hills, Section Nine as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, South 74 deg. 56 min. 12 sec. West 234.65 feet to a point; thence with the easterly line of property conveyed to RRY by deed of record in Book 7753, page 67, Register's Office for Davidson County, Tennessee, North 01 deg. 39 min. 07 sec. East 464.51 feet to an existing iron pipe in the southerly line of property conveyed to Stateland Baptist Church by final decree of Chancery Court of record in Book 3821, page 770, Register's Office for Davidson County, Tennessee; thence, with said line and the southerly line of property conveyed to Arthur J. Anderson by deed of record in Book 5939, page 471, Register's Office for Davidson County, Tennessee, South 87 deg. 18 min. 50 sec. East 259.94 feet to a point in the westerly right-of-way line of Old Hickory Boulevard; thence with said right-of-way line South 16 deg. 02 min. 00 sec. East 417.98 feet to the point of beginning, containing 139,414 square feet or 3.20 acres, more or less.

Being the same property conveyed to Freeman Florida Venture, Ltd., a Florida limited partnership d/b/a Freeman Florida Venture, L.P. by quitclaim deed from Metropolitan Equities, Ltd., Trustee with full power of record in Book 9473, page 824, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Book 9479, page 841, Register's Office for Davidson County, Tennessee.

EXHIBIT A