File No. 270101435

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/23/07 11:01 2 pgs
Fees:13.00 Taxes:9768.00

20070323-0035230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Copperstone Village, LLC	Copperstone Village, LLC	072-10-0-158
(NAME) 109 Westpark Drive, Suite 330	(NAME) 109 Westpark Drive, Suite 330	072-10-0-144
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	072-10-0-344
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Litton Apartments, L.P., a Tennessee Limited Partnership**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Copperstone Village, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, its successors and/or assigns, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the First (1st) Civil District of Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod located in the northern right of way line of Delmas Avenue, said iron rod being located in an easterly direction 620 feet, more or less from the centerline of Gallatin Road; thence North 20 deg. 16 min. 57 sec. East, 233.99 feet to an iron rod; thence North 19 deg. 17 min. 26 sec. East, 298.20 feet to an iron rod; thence North 70 deg. 01 min. 29 Sec. West, 230.46 feet to a cement monument; thence with line of property now or formerly owned by The Murphy Corp. North 21 deg. 54 min. 03 sec. East, 139.68 feet to an iron rod; thence North 14 deg. 42 min. 30 sec. East, 101.30 feet to an iron rod; thence North 75 deg. 12 min. 43 sec. West, 87.14 feet to an iron rod; thence North 18 deg. 50 min. 15 sec. East, 120.05 foot to an iron rod; thence South 79 deg. 53 min. 44 sec. East, 237.00 feet to an iron rod; thence North 05 deg. 20 min. 00 sec. East, 271.70 feet to an iron rod in the southern line of Litton Avenue; thence with said line, South 84 deg. 14 min. 10 sec. East, 50.00 feet to an iron rod; thence with property now or formerly owned by R.L. Freeman, South 05 deg. 15 min. 00 sec. West, 340.80 feet to an iron rod; thence South 70 deg. 33 min. 59 sec. East, 203.86 feet to an iron rod; thence with the western boundary of the E.B. Rucker Subdivision, South 19 deg. 49 min. 17 sec. West, 590.80 feet to an iron rod; thence North 85 deg. 04 min. 00 sec. West, 132.00 feet to an iron rod; thence South 20 deg. 16 min. 57 sec. West, 247.70 feet to an iron rod in the northern line of Delmas Avenue; thence with said line, North 70 deg. 10 min. 23 sec. West, 50.00 feet to an iron rod, the point of BEGINNING, according to survey of Gary R. Cummings, Surveyor dated June 26, 1984.

Being the same property conveyed to Litton Apartments, L.P., a Tennessee Limited Partnership by Quitclaim Deed dated December 1, 1988 from Westside Apartments, L.P., a Tennessee Limited Partnership of record in Book 7723, Page 505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: all matters as set forth per Plat Book 547, Page 177; Partnership Agreements of record in Book 7723, Page 507, Book 8014, Page 964, Book 8383, Page 989 and Book 8408, Page 179; Easement and Right of Entry Agreements Regarding Cable Television Distribution System of record in Book 10262, Page 40; Fence and Driveway encroachment on adjoining property as reflected by deed of record in Book 6379, Page 677; Perpetual Easement for Ingress/Egress as shown of

record in Book 4031, Page 423; Right of Way Easement as shown of record in Book 4255, Page 503; Tax Parcel 072-10-0-158 has no independent direct access to a dedicated right-of-way, all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1120 Litton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, its successors and/or assigns heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and/or assigns heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my hand this 20th day of March, 2007.

Litton Apartments, L.P.

By: _____
Walter F. Trent, Managing General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Walter F. Trent, 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 Managing General Partner of Litton Apartments, L.P., a Tennessee Limited Partnership, the within named bargainor, and that he as such Managing General Partner, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by himself as said Managing General Partner.

Witness my hand at office this 20th day of March, 2007.

Commission expires: June 22, 2009

_____
Linda M. JonesJONES Notary Public

LINDA JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 270101435

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122