BILL GARRETT, Davidson County
Trans:T20110021885 DEEDWARRSP
Recvd: 04/13/11 15:17 8 pgs
Fees:43.00 Taxes:8510.00
20110413-0028608

This Instrument Prepared By:
Crystal W. Caro
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: **NASHVILLE RIVER PARK APARTMENTS, LLC**, a Tennessee limited liability company, Grantor

Map-Parcel Numbers:
#081-020-175.00

To: **WCO VILLAGE GREEN APARTMENTS, LLC**, a Tennessee nonprofit limited liability company, Grantee

---

Address New Owner(s):

WCO Village Green Apartments, LLC
222 Oriel Avenue
Nashville, TN 37210

Name and Address of Entity Responsible for Payment of Real Property Taxes:
WCO Village Green Apartments, LLC
222 Oriel Avenue
Nashville, TN 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Thousand and No/100 Dollars ($2,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of April, 2011.

Notary Public

My Commission Expires: 11-07-2011

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

FOR AND IN CONSIDERATION OF the sum of Two Million Three Hundred Thousand and No/100 Dollars ($2,300,000.00), the receipt and sufficiency of which are hereby acknowledged, NASHVILLE RIVER PARK APARTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WCO Village Green Apartments, LLC, a Tennessee nonprofit limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State

of Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2027 Ed Temple Boulevard, Nashville, Tennessee 37208.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on **Exhibit "B"**), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on **Exhibit "B"**.

[Remainder of Page is Intentionally Left Blank]

Witness my hand this 8th day of April, 2011.

NASHVILLE RIVER PARK APARTMENTS, LLC,
a Tennessee limited liability company

By: **Leon and Jessica Zektser Trust,**
Its Member

By: _____ Co-trustee
Leon Zektser, Co-Trustee

By: _____ Co-trustee
Jessica Zektser, Co-Trustee

By: **Sharrock Family Trust of 2003**
Its Member

By: _____
Tim A. Sharrock, Trustee

By: _____
Jan Sharrock, Trustee

[Acknowledgments appear on the following pages]

Witness my hand this 8th day of April, 2011.

NASHVILLE RIVER PARK APARTMENTS, LLC,
a Tennessee limited liability company

By: **Leon and Jessica Zektser Trust,**
Its Member

By: _____
Leon Zektser, Co-Trustee

By: _____
Jessica Zektser, Co-Trustee

By: **Sharrock Family Trust of 2003**
Its Member

By: _____ Trustee
Tim A. Sharrock, Trustee

By: _____ trustee
Jan Sharrock, Trustee

[Acknowledgments appear on the following pages]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Francisco

On 4-8-2011 (Date) before me, B. W. Hall (Here Insert Name and Title of the Officer),

personally appeared Leon Jakovlevich Zektser, Jessica Lynne Zektser (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

B.W. HALL
COMM. #1925355
NOTARY PUBLIC ◆CALIFORNIA
San Francisco County
Commission Expires February 12, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: B. W. Hall (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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STATE OF California)
COUNTY OF Contra Cost)

Before me, Susan A. Vanguelpen, a Notary Public of said County and State, personally appeared Tim A. Sharrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Sharrock Family Trust of 2003, a member of Nashville River Park Apartments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Co-Trustee of the trust member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Co-Trustee of the trust member.

Witness my hand and seal, at Office in Danville California, this 8 day of April, 2011.

Susan A. Vanguelpen
Notary Public

My Commission Expires:

March 19, 2013

SUSAN A. VANGUELPEN
Commission # 1840959
Notary Public - California
Contra Costa County
My Comm. Expires Mar 19, 2013

STATE OF California)
COUNTY OF Contra Costa)

Before me, Susan A. Vanguelpen, a Notary Public of said County and State, personally appeared Jan Sharrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Sharrock Family Trust of 2003, a member of Nashville River Park Apartments, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Co-Trustee of the trust member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Co-Trustee of the trust member.

Witness my hand and seal, at Office in Danville California, this 8 day of April, 2011.

Susan A. Vanguelpen
Notary Public

My Commission Expires:

March 19, 2013

SUSAN A. VANGUELPEN
Commission # 1840959
Notary Public - California
Contra Costa County
My Comm. Expires Mar 19, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Legal Description

Land lying and being in Davidson County, Tennessee and further described as follows:

BEGINNING at a set I.P. on the West line of 28th Avenue (100 feet wide) said point being 228.36 feet South of the South line of Clarksville Pike, thence along the West line of said 28th Avenue, South 34 degrees, 06 minutes, 00 seconds West, a distance of 3.71 feet to the point of curvature, thence; along the West line of said 28th Avenue and along the arc of a curve to the left having a radius of 476.74 feet, an arc length of 48.55 feet, a delta angle of 05 degrees 50 minutes, 06 seconds, a chord length of 48.55 feet, a chord bearing of South 31 degrees, 10 minutes, 57 seconds West, and a tangent length of 24.30 feet to a point; thence North 77 degrees, 03 minutes, 00 seconds West, a distance of 795.39 feet to a point, thence North 34 degrees, 10 minutes, 00 seconds East, a distance of 393.30 feet to a found iron pin, thence South 55 degrees 50 minutes, 00 seconds East, a distance of 550.00 feet to a found iron pin, thence South 34 degrees, 08 minutes, 04 seconds West, a distance of 126.50 feet to a point, thence South 77 degrees, 03 minutes, 25 seconds East, a distance of 202.67 feet to a point, said point being the **POINT OF BEGINNING** of said parcel containing 167,645 square feet or 3.8486 acres of land.

Being the same property conveyed to Nashville River Park Apartments LLC, a Tennessee limited liability company from Leon Zektser and Jessica L. Zektser by deed of record in Instrument No. 200707060081116, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2011, a lien not due and payable, and subsequent years.

2. Easement of record in Book 2443, page 297, in the Register's Office for Davidson County, Tennessee.

3. Twenty (20) foot easement for liquid and/or gas pipeline contained in Right of Way Easement of record in Book 3648, page 88, as amended in Book 4374, page 18, in the Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Thornton & Associates, Inc. 1205 South Graycroft Avenue, Madison, TN 37115 under seal and certification of Brian A. McCain, P.L.S., TN RLS No. 2256, dated January 4, 2011, last revised February 15, 2011.

4. Thirty (30) and fifteen (15) foot sewer easements contained in Agreement for Dedication of Easement for Sanitary Sewer and /or Storm Drainage of record in Book 4166, page 30, in the Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Thornton & Associates, Inc. 1205 South Graycroft Avenue, Madison, TN 37115 under seal and certification of Brian A. McCain, P.L.S., TN RLS No. 2256, dated January 4, 2011, last revised February 15, 2011.

5. The following facts, rights, interests or disclosed by a survey prepared by Thornton & Associates, Inc. 1205 South Graycroft Avenue, Madison, TN 37115 under seal and certification of Brian A. McCain, P.L.S., TN RLS No. 2256, dated January 4, 2011, last revised February 15, 2011.

   - the Land is located in Flood Zone AE
   - power line crossing the southerly portion of the Land
   - drainage ditch crossing the southerly portion of the Land
   - fence inside the southerly boundary of the Land
   - Two dumpster pads encroach onto a 20 foot gas line easement
   - 2-story brick complex buildings C, D and K encroach onto a 30 foot sanitary sewer easement.