This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20110067567 DEEDWARRSP
Recvd: 10/28/11 08:36 7 pgs
Fees:38.00 Taxes:52170.00
20111028-0083877

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
G&C Beechwood Investors, LLC 4171 NW 66th Avenue Coral Springs, FL 33067	Same
Map & Parcel No.:163-185	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, BEECHWOOD TERRACE APARTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto G&C BEECHWOOD INVESTORS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1211 Bell Road, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of October, 2011.

BEECHWOOD TERRACE APARTMENTS, LLC
a Tennessee limited liability company

By: _____
Heath Gregory, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,100,000.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2011.

NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On 10-17-11 (Date) before me, Melanie M. Sears, Notary (Here Insert Name and Title of the Officer),

personally appeared Heath Gregory (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.

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 Melanie M. Sears, Notary (Signature of Notary Public)

MELANIE M. SEARS
Commission # 1856558
Notary Public - California
Los Angeles County
My Comm. Expires Jul 30, 2013

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: Special Warranty Deed

Document Date: 10-6-11 Number of Pages: 1-4 (A1-B1)

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☑ Individual
☐ Corporate Officer — Title(s):
☐ 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:
☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

Exhibit A

Legal Description

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Tract I, Phase I, Beechwood Terrace Subdivision, as of record in Plat Book 5200, Page 563, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Bell Road, at a corner common with Reserved Parcel A, Beechwood Terrace Subdivision, also being the same property conveyed to Beechwood Terrace II, LLC, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 623,763.37; Easting: 1,770,215.20; on the State Plane Coordinate System NAD (1995);

Thence leaving the northerly right-of-way line of Bell Road, with the easterly property line of said Reserved Parcel A, North 27 deg 46 min 48 sec East, 149.35 feet to an existing iron rod;

Thence North 58 deg 52 min 04 sec East, 69.63 feet to an existing iron rod;

Thence South 59 deg 30 min 28 sec East, 67.08 feet to an existing iron rod;

Thence South 81 deg 40 min 27 sec East, 65.19 feet to an existing iron rod;

Thence North 20 deg 31 min 00 sec West, 60.42 feet to an existing iron rod;

Thence North 24 deg 42 min 51 sec West, 148.12 feet to an existing iron rod;

Thence North 11 deg 50 min 24 sec West, 88.32 feet to an existing iron rod;

Thence North 14 deg 39 min 36 sec East, 311.45 feet to an existing iron rod;

Thence North 04 deg 51 min 05 sec East, 124.02 feet to an existing iron rod;

Thence North 05 deg 50 min 11 sec East, 180.10 feet to an existing iron rod;

Thence North 23 deg 22 min 02 sec East, 90.14 feet to an existing iron rod;

Thence North 00 deg 48 min 18 sec East, 110.16 feet to an existing iron rod;

Thence North 09 deg 53 min 53 sec East, 109.98 feet to an existing iron rod;

Thence North 18 deg 11 min 46 sec East, 162.83 feet to an existing iron rod in the southerly property line of Reserved Parcel B, Beechwood Terrace Subdivision, also being the property of Beechwood Terrace II, LLC, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Reserved Parcel B, South 66 deg 58 min 44 sec East, 655.84 feet to an existing iron rod, at a corner common with the property of Lot 1 Cedar Pointe Subdivision, as of record in Plat Book 6250, Page 475, at the Register's Office for Davidson County, Tennessee, also being the property of Cedar Pointe Properties, Ltd., as of record in Deed Book 6747, Page 392, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 1, South 14 deg 52 min 38 sec West, 180.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 492.35 feet, the central angle of which is 75 deg 59 min 59 sec, the radius of which is 371.18 feet, the chord of which is South 47 deg 22 min 38 sec West, 457.04 feet to an existing iron rod;

Thence South 09 deg 22 min 38 sec West, 89.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 312.74 feet, the central angle of which is 29 deg 50 min 01 sec, the radius of which is 600.62 feet, the chord of which is South 05 deg 32 min 22 sec East, 309.22 feet to an existing iron rod;

Thence South 20 deg 27 min 22 sec East, 200.00 feet to an existing iron rod;

Thence South 33 deg 52 min 22 sec East, 109.60 feet to an existing iron rod;

Thence South 15 deg 53 min 22 sec East, 81.00 feet to an existing iron rod, in the northerly right-of-way line of Bell Road;

Thence with the northerly right-of-way line of Bell Road, South 85 deg 51 min 38 sec West, 172.94 feet to an existing iron rod;

Thence South 87 deg 20 min 46 sec West, 220.70 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 264.83 feet, the central angle of which is 11 deg 00 min 29 sec, the radius of which is 1378.39 feet, the chord of which is North 84 deg 08 min 08 sec West, 264.42 feet to an existing iron rod;

Thence North 75 deg 36 min 55 sec West, 101.77 feet to the POINT OF BEGINNING. Containing 692,947 square feet or 15.908 acres more or less.

Being the same property conveyed to Beechwood Terrace Apartments, LLC, as of record in Instrument Number: 20061020-0130454, at the Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5200, page 563, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 515 and Book 6919, page 116, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6145, page 233, said Register's Office.

5. Easements contained in deed of record in Book 8362, page 901, said Register's Office.