RETURN TO
PIONEER TITLE AGENCY, INC.
513 GEORGIA AVENUE
CHATTANOOGA, TN. 37403

PTA 118141

BILL GARRETT, Davidson County
Trans:T20110077397 DEEDWARRSP
Recvd: 12/07/11 12:32 6 pgs
Fees:33.00 Taxes:2664.00
20111207-0095554

This instrument prepared by:
Ron Ben-Moshe, Esq.
McClure & Kornheiser, LLC
6400 Powers Ferry Road, Suite 150
Atlanta, Georgia 30339

New Property Owner:

WEV, LLC
c/o The Residential Group, LLC
7100 Peachtree Dunwoody Rd.,
Suite 200
Atlanta, Georgia 30328

Send Tax Bills to:

WEV, LLC
c/o The Residential Group, LLC
7100 Peachtree Dunwoody Rd.,
Suite 200
Atlanta, Georgia 30328

Map Parcel Numbers:

10402015400 and
10402015500

Property Address:

219 and 221 31st Avenue North
Nashville, Tennessee

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 2 day of December, 2011, between **WEST END VILLAGE DEVELOPMENT COMPANY, LLC,** a Tennessee limited liability company (herein called "Grantor"), and **WEV, LLC**, a Delaware limited liability company (herein called "Grantee"), whose mailing address is c/o The Residential Group, LLC, 7100 Peachtree Dunwoody Road, Suite 200, Atlanta, Georgia 30328.

WITNESSETH: That Grantor, for the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed and confirmed and by these presents does grant, bargain, sell, convey and confirm unto Grantee all that tract or parcel of improved land described on **Exhibit A**, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE.**

Without expanding by implication the limited nature of this warranty, this Deed and the warranty of title contained herein are made expressly subject to the list of permitted exceptions set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

WEST END VILLAGE DEVELOPMENT COMPANY, LLC,
a Tennessee limited liability company

By:_____
Anthony D. Giarratana, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of WEST END VILLAGE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company in his capacity as President.

WITNESS my hand, at office this 1st day of December, 2011

_____
NOTARY PUBLIC

My Commission Expires: 5-20-2014

[NOTARY SEAL]

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Affidavit of Value appears on the following page.

8249505.2

EXHIBIT "A"

Legal Description

Tract One (1): Parcel No. 10402015400 (221 31st Avenue)

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of 31st Avenue North, being the northerly portion of Lot No. 28, as shown on the Revised Map of West End Park of record in Plat Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Westerly margin of 31st Avenue North at the northeast corner of herein described tract, said point being southerly 166.7 feet along said margin from the southerly margin of Long Boulevard; thence, with said 31st Avenue North South 00 degrees 04 minutes 25 seconds East, 50.00 feet to a point; thence, leaving said margin, South 76 degrees 49 minutes 25 seconds West, 163.68 feet to a point in the east margin of a 15 foot Alley; thence, with said Alley, North 00 degrees 04 minutes 25 seconds West, 40.20 feet to a point in the south line of Jack M. Rowland of record in Instrument No. 20000613005900044, in the Register's Office of Davidson County, Tennessee; thence, leaving said Alley with the south line of Rowland, R. Scott Heffinger of record in Book 6985, Page 414, in the Register's Office of Davidson County, Tennessee, and Poston Avenue Partnership of record in Instrument No. 200301230009738, in the Register's Office of Davidson County, Tennessee, North 73 degrees 31 minutes 50 seconds East, 166.17 feet to the POINT OF BEGINNING. Containing 7,190 square feet or 0.17 acres, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, last revised February 26, 2007, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

Tract Two (2): Parcel No. 10402015500 (219 31st Avenue)

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of 31st Avenue North, being the southerly portion of Lot No. 28, as shown on the Revised Map of West End Park of record in Plat Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 31st Avenue North at the northeast corner of herein described tract, said point being southerly 216.7 feet along said margin from the southerly margin of Long Boulevard; thence, with said 31st Avenue North, South 00 degrees 04 minutes 25 seconds East, 50.00 feet to a point; thence, leaving said margin, South 80 degrees 12 minutes 24 seconds West, 161.74 feet to a point in the east margin of a 15-foot Alley; thence, with said Alley, North 00 degrees 04 minutes 25 seconds West, 40.20 feet to a point; thence, leaving said Alley, North 76 degrees 49 minutes 25 seconds East, 163.68 feet to the POINT OF BEGINNING.

Containing 7,190 square feet or 0.17 acres, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, last revised February 26, 2007, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

EXHIBIT "A"
(continued from previous page)

THE PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of 31st Avenue North between West End Avenue and Long Boulevard, being Lot No. 28, as shown on the Revised Map of West End Park of record in Plat Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the west margin of 31st Avenue North, said point being north along said margin 100.00 feet from the north margin of Bellwood Avenue; thence, leaving 31st Avenue with the north line of Pickard Holdings Ltd., of record in Book 9704, Page 587, in the Register's Office of Davidson County, Tennessee, South 80 degrees 12 minutes 24 seconds West, 161.74 feet to a point in the east margin of a 15-foot Alley; thence, with said Ally, North 00 degrees 04 minutes 25 seconds West, 80.40 feet to a point; thence, North 73 degrees 31 minutes 50 seconds East, 166.17 feet to a point in the west margin of 31st Avenue North; thence, with said margin, South 00 degrees 04 minutes 25 seconds East, 100.00 feet to the POINT OF BEGINNING. Containing 14,379 square feet or 0.33 acres, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, prepared by Judy L. Judson, Tennessee No. 1935, and last revised February 26, 2007, by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

Being the same property conveyed to West End Village Development Company, LLC, by deed from James B. Mason, IV, of record in Instrument No. 20070228-0024892, dated February 28, 2007, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for 2012 and subsequent years, not yet due and payable.

2. Restrictions as set out in instrument recorded in Book 571, Page 465, Register's Office for Davidson County, Tennessee.

3. Reservations, requirements, restrictions, limitations, conditions, easements, stipulations, etc., as shown described or noted on plat of record in Book 421, Pages 82 and 83, said Register's Office.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstances that would be disclosed by an accurate and complete land survey of the Property.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

WEV, LLC, a Delaware limited liability company

By: _____
Name: Pablo Diego
Title: Authorized Representative

Subscribed and sworn to before me this 1 day of December, 2011.

_____
Notary Public

My commission expires: _____

LESLIE CAYLOR NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES AUGUST 25, 2015