THIS INSTRUMENT PREPARED BY: + Return to:
Thompson Hine LLP
41 South High Street, Suite 1700
Columbus, Ohio 43215-6101

Address New Owner:

GAVI RMH, LLC
c/o Principal Real Estate Investors, LLC
801 Grand Avenue
Des Moines, Iowa 50392

BILL GARRETT, Davidson County
Trans:T20120002722 DEEDWARRSP
Recvd: 01/11/12 15:39 5 pgs
Fees:28.00 Taxes:42180.00
20120111-0003097

Send Tax Bills To:

GAVI RMH, LLC
c/o Principal Real Estate Investors, LLC
801 Grand Avenue
Des Moines, Iowa 50392

Map & Parcel Nos.: map-093-11-E-001.00CO through map 093-11-E-072.00CO, and map-093-11-E-900.00CO, and map-093-11-E-901.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LAND INVESTMENT PARTNERS, L.L.C., 26, a Georgia limited liability company (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does/do hereby transfer and convey unto GAVI RMH, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

SEE EXHIBIT A (Legal Description).

This is improved property located at 201, 210 and 215 Middleton Street, Nashville, Tennessee 37210.

This conveyance, and the warranties contained herein, are subject to the matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said tract or parcel is free from any lien or encumbrance whatsoever, except as set forth on Exhibit B.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

WITNESS this the 16 day of December, 2011.

GRANTOR:

LAND INVESTMENT PARTNERS, L.L.C., 26,
a Georgia limited liability company

By: RREP FUND I, LLC, a Georgia
limited liability company, its sole member

By: SLI PARTNERS, L.L.C. 4, a Georgia
limited liability company, its Manager

By: _____
Name: Scott D. Hawkins
Its: Co-Manager

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, Angela K. King, a Notary Public for the state and county aforesaid, Scott D. Hawkins, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Co-Manager of SLI Partners, L.L.C. 4, a Georgia limited liability company, the Manager of RREP Fund I, LLC, a Georgia limited liability company, the sole member of Land Investment Partners, L.L.C., 26, a Georgia limited liability company, the maker, and is duly authorized to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 14th day of December, 2011.

_____
NOTARY PUBLIC

ANGELA K KING NOTARY PUBLIC GEORGIA POLK COUNTY EXPIRES JAN. 20, 2015

My Commission expires: 1-20-15

STATE OF Georgia)
COUNTY OF Fulton)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $ 11,400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2011.

NOTARY PUBLIC

My Commission expires: 1-2015

ANGELA K KING NOTARY PUBLIC GEORGIA EXPIRES JAN. 20, 2015 POLK COUNTY

Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 6 AND 7 ON THE FINAL PLAT OF PHASE 1, ROLLING MILL HILL, OF RECORD IN INSTRUMENT NO. 20070129-0011871, ALSO BEING DESCRIBED AS FINAL PLAT OF REVISION OF LOTS 6 AND 7, PHASE 1, ROLLING MILL HILL OF RECORD IN INSTRUMENT 20080226-0018938, ALL IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LAND INVESTMENT PARTNERS, L.L.C., 26, A GEORGIA LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20101215-0099858 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE FOLLOWING:

ALL CONDOMINIUM UNITS AND COMMON AREAS CREATED PURSUANT TO THE MASTER DEED OF ROLLING MILL HILL CONDOMINIUM OF RECORD AT INSTRUMENT NO. 20081231-0123861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

ALL CONDOMINIUM UNITS AND COMMON AREAS CREATED PURSUANT TO THE MASTER DEED OF RMH-ART DECO/VICTORIAN CONDOMINIUM OF RECORD AT INSTRUMENT NO. 20081231-0123862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING UNITS:

A101, A102, A103, A104, A105, A106, A201, A202, A203, A204, A205, A206, A207, A301, A302, A303, A304, A305, A306, A307, A401, A402, A403, A404, V101, V102, V103, V104, V201, V202 V203, V204, V301, V302, V303 AND V304; AND

ALL CONDOMINIUM UNITS CREATED PURSUANT TO THE MASTER DEED OF RMH-METRO CONDOMINIUM OF RECORD AT INSTRUMENT NO. 20081231-0123863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING UNITS:

M101, M102, M103, M104, M105, M106, M201, M202, M203, M204, M205, M206, M301, M302, M303, M304, M305, M306, M401, M402, M403, M404, M405, M406, M501, M502, M503, M504, M505, M506, M601, M602, M603, M604, M605 AND M606.

BEING THE SAME PROPERTY CONVEYED TO LAND INVESTMENT PARTNERS, L.L.C., 26, A GEORGIA LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 201012290103197 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Encumbrances

1. Taxes and assessments for the year 2012, Tax Maps and Parcels 093-11-E-001.00CO through 093-11-E-072.00CO, Tax Map 093-11-E-900.00CO and 093-11-E-901.00CO and subsequent years, not yet due and payable.

2. An 18' by 24' N.E.S. Easement as shown on plat of record in Instrument 200702129-0011871 and 20080226-0018938, the Register's Office, Davidson County, Tennessee.

3. Master Deed of record in Instrument Nos. 20081231-0123861; 20081231-0123862 and 20081231-0123863, in the Register's Office, Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20070423-0047806 in the Register's Office, Davidson County, Tennessee.

5. Notice of Land Use Restrictions of record in Instrument No. 20070723-0087181, in the Register's Office, Davidson County, Tennessee.

6. Amendment to Ordinance of The Rutledge Hill Redevelopment Plan of record in Book 10512, Page 477, as modified by Ordinance Bill No. 2005-875, in the Register's Office, Davidson County, Tennessee.