Davidson County DEEDWARRSP
Recvd: 08/09/12 14:38 6 pgs
Fees:33.00 Taxes:44955.00
20120809-0071258

PREPARED BY AND AFTER
RECORDING, RETURN TO:

Robert E. Farmer, III
Kaufman & Canoles, P.C.
2101 Parks Avenue, Suite 700
Virginia Beach, VA 23451
Parcel ID: 163-00-0-296.00

Mail Tax Bills to:
Harbor Group International
999 Waterside Drive, Ste. 2300
Norfolk, VA 23510

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") executed this 8 day of August, 2012, by the undersigned, whose address is c/o Lehman Brothers Holdings Inc., 1271 Avenue of the Americas, 39th Floor, New York, New York 10020 ("Grantor"), to **PREAKNESS GARDENS ASSOCIATES, LLC**, a Delaware limited liability company, whose address is 999 Waterside Drive, Suite 2300, Norfolk, VA 23510 ("Grantee").

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to the Grantee, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain real property located at 630 Bell Road, Antioch, Tennessee being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Property"). This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions of record. Grantor declares that this conveyance is freely and fairly made, that Grantor is not acting under any misapprehension as to the effect hereof, that Grantor is acting freely and voluntarily and is not acting under coercion or duress.

The actual consideration or value, whichever is greater for this transfer is $12,150,000.00.

[remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date set forth above.

GRANTOR:

PREAKNESS APARTMENTS, LLC,
a Delaware limited liability company

BY: **TN Nashville Portfolio Holdings LLC**, a Delaware limited liability company, as managing member

By: **PAMI Holdings LLC**, a Delaware limited liability company, as managing member

By: **Lehman Brothers Holdings Inc.**, as managing member

By: _____
Name: Anthony Barsanti
Its: Vice President

STATE OF New York §
§
COUNTY OF New York §

On August 3, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Anthony Barsanti, personally known to me (or 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.

Nancy Sharperson, Notary Public

My Commission Expires:

_____

NANCY SHARPERSON
Notary Public, State of New York
No. 01SH6239138
Qualified in Westchester County
Term Expires April 18, 2015

[Special Warranty Deed Signature Page]

15020356

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Antioch, County of Davidson, State of Tennessee

PARCEL I:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT NO. 1 ON PLAN OF BELLWOOD TRACE, OF RECORD IN BOOK 6250, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE SOUTHEASTERLY MARGIN OF BELL ROAD, BETWEEN INTERSTATE HIGHWAY 24 AND MURFREESBORO ROAD, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST MARGIN OF BELL ROAD, SAID POINT BEING APPROXIMATELY 3,660 FEET SOUTH OF THE INTERSECTION OF BELL ROAD AND MURFREESBORO ROAD AND THE SOUTHWESTERLY COMMON CORNER BETWEEN SAID TRACT OF LAND AND THE JAMES CLARKE TRACT AS OF RECORD IN DEED BOOK 8561, PAGE 548, R.O.D.C., THENCE

1. WITH THE COMMON LINE OF CLARKE, S 41°46'11" E, A DISTANCE OF 222.04' TO A POINT IN THE WESTERLY LINE OF THE FIRST SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS EVIDENCED IN BOOK 3344, PAGE 471, R.O.D.C., TENNESSEE, THENCE

2. S 61°28'34" W, A DISTANCE OF 78.60' TO A POINT, THENCE

3. S 28°29'26" E, A DISTANCE OF 200.01' TO A POINT, THENCE

4. N 61°27'58" E, A DISTANCE OF 445.51' TO A POINT IN THE CENTER OF RICE ROAD (ABANDONED) AS EVIDENCED IN BOOK 6196, PAGE 135 R.O.D.C., TENNESSEE, THENCE

5. WITH THE CENTERLINE OF RICE ROAD, S 34°36'53" E, A DISTANCE OF 130.15' TO A POINT, THENCE

6. CONTINUING, S 25°54'19" E, A DISTANCE OF 341.48' TO A POINT, THENCE

7. CONTINUING, S 17°00'39" E, A DISTANCE OF 50.11' TO A POINT, THENCE

8. CONTINUING, S 01°04'16" E, A DISTANCE OF 67.55' TO A POINT, THENCE

9. CONTINUING, S 01°43'28" W, A DISTANCE OF 255.86' TO A POINT, THENCE

10. CONTINUING, S 02°02'57" W, A DISTANCE OF 90.00' A POINT, THENCE LEAVING SAID CENTERLINE OF RICE ROAD (ABANDONED) AND WITH THE LINE OF TURNER SNODGRASS AS EVIDENCED IN BOOK 9542, PAGE 737, R O.D.C., TENNESSEE,

11. S 44°31'58" W, A DISTANCE OF 665.00' TO A POINT, THENCE

12. N 60°20'00" W. A DISTANCE OF 450.00' TO A POINT, THENCE

13. N 19°00'55" E, A DISTANCE OF 250.00' TO A POINT, THENCE

14. N 50°54'17"W, A DISTANCE OF 654.56' TO A POINT IN THE EASTERLY MARGIN OF BELL ROAD, THENCE

15. WITH SAID EASTERLY MARGIN OF BELL ROAD, N 40°28'53" E, A DISTANCE OF 160.22' TO A POINT, THENCE

16. CONTINUING, N 49°34'18" E, A DISTANCE OF 25.32' TO A POINT, THENCE

17. CONTINUING, N 47°49'00" W, A DISTANCE OF 7.00' TO A POINT, THENCE

18. CONTINUING, N 40°28'53" E, A DISTANCE OF 103.69' TO A POINT, THENCE

19. CONTINUING, N 51°48'28" E, A DISTANCE OF 61.10' TO A POINT, THENCE

20. CONTINUING, N 40'28'53" E, A DISTANCE OF 53.14' TO A POINT, THENCE

21. CONTINUING, N 22°02'18" E, A DISTANCE OF 37.95' TO A POINT, THENCE

22. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1679.28' AND A CENTRAL ANGLE OF 12°43'12"(CHORD BEARING OF N 33°59'23" E, AND A DISTANCE OF 372.04') A DISTANCE OF 372.81' TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH APPURTENANT NON-EXCLUSIVE EASEMENTS ESTABLISHED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN BOOK 6301, PAGE 745, AS AMENDED AND RESTATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS BELLWOOD TRACE RECORDED AT BOOK 9659, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Preakness Apartments, LLC by Special Warranty Deed from EQR-Watson General Partnership dated August 9, 2007 and recorded August 16, 2007 in the Register's Office for Davidson County in Instrument No. 20070816-0098055.

STATE OF New Jersey
COUNTY OF Ocean

The actual consideration or true value, whichever is greater for this transfer is $12,150,000.00.

Diana Milaman
Affiant

Subscribed and sworn to before me, this the 9 Day of August 2017

Notary

DANIELA F. GRACA
NOTARY PUBLIC - NEW JERSEY
COUNTY OF OCEAN
My Commission Expires
May 25, 2021 8/31/2018

Certificate of Authenticity

I, Chana Waldman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chana Waldman

Signature

State of New Jersey

County of Ocean

Personally appeared before me, Daniela Graca, a notary public for this county and state, Chana Waldman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/5/2015.

Notary's Seal (If on paper)

DANIELA F. GRACA
NOTARY PUBLIC - NEW JERSEY
COUNTY OF OCEAN
My Commission Expires
8/5/2015