BILL GARRETT, Davidson County
Trans:T20120092304 DEEDWARRSP
Recvd: 12/04/12 09:20 6 pgs
Fees:33.00 Taxes:19240.00
20121204-0111189

This Instrument Prepared By:
Kelly L. Worman
Nelson, Mullins, Riley & Scarborough, LLP
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Highland Cove Apartments, LLC4706 18th Avenue Brooklyn, NY 11204	Same
Map & Parcel No.: 051 00 0 015.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, TITAN CAPITAL ID, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto HIGHLAND COVE APARTMENTS, 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 714 Due West Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all 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, that it has good right to sell and convey the same and that the same is unencumbered, except as described in Exhibit B attached hereto.

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 only to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of December, 2012.

TITAN CAPITAL ID, LLC, a
Delaware limited liability company

By: _____
David Saferstein,
Its Chief Executive Officer

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, Matthew D Job, a Notary Public in and for said County and State, DAVID SAFERSTEIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of TITAN CAPITAL ID, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 27th day of November, 2012.

NOTARY PUBLIC
MATTHEW D JOB
Notary Public, State of New York
No. 01JO6173907
Qualified in Kings County
Commission Expires October 15, 2015

My Commission Expires:

STATE OF Tenn.)
)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of Nov., 2012.

NOTARY PUBLIC

SUSAN IVERSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires:

6/13/15

Exhibit A

Legal Description

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRD COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY BARGE, WAGGONER, SUMNER AND CANNON, SEPTEMBER 27, 1994, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE, SAID POINT BEING THE NORTHWESTERLY 1,055 FEET, MORE OR LESS FROM THE CENTERLINE OF OLD DUE WEST AVENUE, AS EXTENDED; 'THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO BIBLE MISSIONARY BAPTIST CHURCH TRUSTEES BY DEED OF RECORD IN BOOK 3179, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 71 DEGREES 42 MINUTES 42 SECONDS EAST, 490.54 FEET TO A POINT; THENCE, WITH THE NORTHERLY LINE OF SAID CHURCH PROPERTY, NORTH 26 DEGREES 29 MINUTES 32 SECONDS WEST, 3.03 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPERTY CONVEYED TO ALBERT D. PANTER BY DEED OF RECORD IN BOOK 4401, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF PROPERTY CONVEYED TO MARY C. BROWDER BY DEED OF RECORD IN BOOK 6118, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE FOLLOWING CALLS: SOUTH 82 DEGREES 40 MINUTES 17 SECONDS EAST 224.82 FEET TO A POINT; SOUTH 82 DEGREES 19 MINUTES 29 SECONDS EAST 271.41 FEET TO A POINT; SOUTH 79 DEGREES 42 MINUTES 41 SECONDS EAST, 216.34 FEET TO A POINT IN THE WESTERLY MARGIN OF INTERSTATE 65; THENCE, WITH SAID MARGIN THE FOLLOWING CALLS: WITH A CURVE TO THE RIGHT 353.76 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES 30 MINUTES 30 SECONDS, A RADIUS OF 3679.72 FEET, A TANGENT OF 177.02 AND A CHORD OF SOUTH 24 DEGREES 54 MINUTES 12 SECONDS WEST, 353.63 FEET; SOUTH 28 DEGREES 53 MINUTES 43 SECONDS WEST, 196.33 FEET TO A POINT; SOUTH 29 DEGREES 23 MINUTES 30 SECONDS WEST, 744.14 FEET TO A POINT; THENCE, LEAVING SAID MARGIN WITH THE EASTERLY LINE OF A 25-FOOT ACCESS; THE EASTERLY LINE OF PROPERTY CONVEYED TO JEONG S. YUN BY DEEDS OF RECORD IN BOOK 7709, PAGE 905, AND BOOK 8101, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND WALLACE MITCHELL BY DEED OF RECORD IN BOOK 5322, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 5 DEGREES 58 MINUTES 00 SECONDS EAST 456.35 FEET TO A POINT; THENCE, WITH THE NORTHERLY LINE OF SAID MITCHELL PROPERTY, SOUTH 59 DEGREES 53 MINUTES 25 SECONDS WEST, 373.7 FEET TO A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE; THENCE WITH SAID MARGIN WITH A CURVE TO THE RIGHT 230.74 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 12 MINUTES, A RADIUS OF 869.76 FEET, A TANGENT OF 116.05 FEET AND A CHORD OF NORTH 24 DEGREES 41 MINUTES 30 SECONDS WEST, 230.06 FEET; CONTINUING WITH SAID MARGIN NORTH 17 DEGREES 05 MINUTES 30 SECONDS WEST, 40.57 FEET TO A POINT; THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO W.B. DOWLEN BY DEED OF RECORD IN BOOK 3989, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 72 DEGREES 01 MINUTES 26 SECONDS EAST, 476.2 FEET TO A POINT; THENCE, WITH THE EASTERLY LINE OF SAID DOWLEN PROPERTY AND THE EASTERLY LINES OF PROPERTIES CONVEYED TO REYNOLD BUBIS BY DEED OF RECORD IN BOOK 6285, PAGE 205, AND CLABORN C. WEAVER BY DEED OF RECORD IN BOOK 6607, PAGE 809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 05 DEGREES 58 MINUTES 00 SECONDS EAST, 328.4 FEET TO A POINT;

THENCE WITH THE NORTHERLY LINE OF SAID WEAVER PROPERTY SOUTH 72 DEGREES 00 MINUTES 30 SECONDS WEST, 604.8 FEET TO A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE; THENCE WITH SAID MARGIN, NORTH 17 DEGREES 05 MINUTES 30 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.81 ACRES MORE OR LESS.

Also described according to a survey as follows:

Being a parcel of land in the Second Civil District, Third Councilmanic District, Nashville, Davidson County, Tennessee, located on the northeasterly side of Due West Avenue west of Interstate 65, being property conveyed to Freeman Florida Venture, LTD, by deed of record in Book 9479, Page 756, R.O.D.C., and being more particularly described as follows:
BEGINNING at an iron pin in the easterly right-of-way line of Due West Avenue, said pin being northwesterly 1,055 feet, more or less from the centerline of Old Due West Avenue, as extended:
THENCE, leaving said right-of-way with the southerly line of property conveyed to Bible Missionary Baptist Church Trustees by deed of record in Book 3179, Page 328, R.O.D.C., N 71° 42' 42" E, 490.54 feet to an iron pin;
THENCE, with the northerly line of said Church property, N 26° 29' 32" W, 3.03 feet to an iron pin in the southerly line of property conveyed to Kenneth Gentry by deed of record in Instrument No. 200610170128700, R.O.D.C.;
THENCE, with said southerly line and the southerly line of property conveyed to Dillard Holdings, LLC, by deed of record in Instrument No. 200503170029190, R.O.D.C., the following calls:
S 82° 40' 17" E, 224.82 feet to an old iron pin,
S 82° 19' 29" E, 271.41 feet to an old iron pin,
S 79° 42' 41" E, 216.34 feet to an old iron pin in the westerly right-of-way line of Interstate 65;
THENCE, with said right-of-way line the following calls:
With a curve to the right 353.76 feet to an iron pin, said curve having a central angle of 05° 30' 30", a radius of 3,679.72 feet, a tangent of 177.02 and a chord of S 24° 54' 12" W, 353.63 feet,
S 28° 53' 43" W, 196.33 feet,
S 29° 27' 02" W, 388.21 feet to a right-of-way monument,
S 49° 05' 08" W, 102.10 feet to a right-of-way monument,
S 36° 29' 17" W, 138.59 feet to a right-of way monument,
S 26° 58' 51" W, 2.69 feet to the easterly line of property conveyed to John Yoon, et. al. by deed of record in Instrument No. 200102300105137, R.O.D.C.;
THENCE, with said Yoon property and with property conveyed to Robert Vaughan by deed of record in Book 11454, Page 472, R.O.D.C., N 05° 58' 00" E, 326.02 feet to an iron pin;
THENCE, with the northerly line of said Vaughan property, S 59° 52' 51" W, 333.23 feet to the easterly right-of-way of Due West Avenue;

THENCE, with said right-of-way, N 33° 09' 55" W, 264.76 feet to an iron pin;
THENCE, leaving said right-of-way with the southerly line of property conveyed to Walter Raymond and James Irwin Dowlen by deed of record in Book 11150, Page 486, R.O.D.C., N 71° 27' 42" E, 480.58 feet to an old iron pin;
THENCE, with the easterly line of said Dowlen property and the easterly lines of properties conveyed to Kristen C. Lake by deed of record in Instrument No. 200005010043267, R.O.D.C.,

and Susan Flagg by deed of record In Instrument No. 200612050149820, R.O.D.C., N 05° 47' 45" E, 328.57 feet to an iron pin;
THENCE, with the northerly line of said Flagg property, S 72° 00' 32" W, 604.83 feet to an old iron pin the easterly right-of-way line of Due West Avenue;
THENCE, with said right-of-way, N 17° 05' 30" W, 300.00 feet to the point of beginning; Containing 582,650 square feet or 13.38 acres, more or less.

Being the same property conveyed to Titan Capital ID, LLC, by Substitute Trustee's Deed of record as Instrument No. 20100211-0010920, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1) Metropolitan Nashville and Davidson County real estate taxes for the year 2013, and all subsequent years, not yet due and payable.

2) Zoning ordinances.

3) Rights or claims of tenants in possession under unrecorded leases, as tenants only.

4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 4786, Page 461, in the Register's Office for Davidson County, Tennessee.

5) Easement as granted to Bellsouth Telecommunications, Inc. of record in Instrument No. 20010425-0041149, in said Register's Office.

6) Lease as evidenced by Memorandum of Lease dated December 9, 2002 by and between Freeman Florida Ventures, as Lessor and Web Service Company, Inc., as Lessee of record in Instrument No. 20030423-0053866, in said Register's Office.

7) Lease as evidenced by Memorandum of Lease dated December 6, 1991 by and between Freeman Webb Properties, Agent for Brookwood Apartments, as Lessor and Web Service Company, Inc., as Lessee of record in Book 8586, Page 551, in said Register's Office.

8) Lease as evidenced by Memorandum of Lease dated September 3, 1997 by and between Freeman Florida Ventures, Ltd. d/b/a Brookwood Apartments, as Lessor and Web Service Company, Inc., as Lessee of record in Book 10767, Page 575, in said Register's Office.

9) 15' water line easement as shown on Barge, Waggoner, Sumner and Cannon, Inc. survey No. 04491-10, dated March 12, 2001.

10) Easement as granted to BellSouth Telecommunications, Inc., of record as Instrument No. 20010425-0041149, in said Register's Office.

11) Lack of direct access to a controlled access highway (Interstate 65).