This instrument was prepared by:

Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130065115 DEEDWARRSP
Recvd: 07/30/13 14:42 10 pgs
Fees:53.00 Taxes:66230.00
20130730-0079359

After recording return to:

Douglas B. McDonald, Esq.
Venable LLP
8010 Towers Crescent Drive
Suite 300
Tysons Corner, VA 22182

Address of New Owners
Send Tax Bills to:
as follows:

Map/Parcel Numbers: 096-07-0-008.00

CREEKSTONE TN, LLC
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
Attention: William Stolberg

CREEKSTONE TN, LLC
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
Attention: William Stolberg

STATE OF Florida
COUNTY OF Palm Beach

The actual consideration of this transfer is $ 17,900,000.00

Affiant (Grantee)

Sworn to and subscribed before me, this 24th **day of** July **, 2013.**

Notary Public

My commission expires: 6/19/2017

Notary Public State of Florida
John Halvorson
My Commission FF 010818
Expires 06/19/2017

SPECIAL WARRANTY DEED
(Creekstone Apartments)

CREEKSTONE APARTMENTS TENNESSEE, LLC, a Delaware limited liability company ("Grantor") FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and by these presents does grant, transfer and convey unto CREEKSTONE TN, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's heirs and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

Grantor covenants (a) lawful seisin of the Property, (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except those listed in the Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its heirs and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Property and is not intended as a mortgage, trust, conveyance or security of any kind.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 29th day of July 2013.

GRANTOR:

CREEKSTONE APARTMENTS TENNESSEE, LLC, a Delaware limited liability company

CIMF CVI-IV HOLDINGS, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: DEAN RAOSA
Title: Authorized Signatory

State of NEW YORK)
) ss.
County of NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEAN RAVOSA, who acknowledged that he executed the foregoing for the purposes herein contained and further acknowledged that he is AUTHORIZED SIGNATORY of CIMF CVI-IV HOLDINGS, LLC, a Delaware limited liability company, sole member of CREEKSTONE APARTMENTS TENNESSEE, LLC, a Delaware limited liability company, the Maker, and is authorized by the Maker to execute this instrument on its behalf. Witness my hand and official seal this 25th day of July, 2013.

Notary Public

JEANNY TSOU
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TS6120437
Qualified in New York County
My Commission Expires December 20, 2016

My Commission Expires: Dec. 20, 2016

EXHIBIT A

PROPERTY DESCRIPTION
(See Attached)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE SOUTH SIDE OF STEWARTS FERRY PIKE AND BEING THE SAME PROPERTY CONVEYED TO CREEKSTONE APARTMENTS ASSOCIATION AS OF RECORD IN DEED BOOK 6601, PAGE 707 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF STEWARTS FERRY PIKE, SAID PIN BEING THE NORTHWESTERLY CORNER OF HICKORY PLACE CONDOMINIUMS, SECTION 1, OWNED BY BATSON HICKORY AND RECORDED IN OWNER BOOK 6818, PAGE 449, R.O.D.C.T., SAID PIN BEING NORTH 57° 29' WEST A DISTANCE OF 416.60 FEET FROM THE CENTERLINE OF HICKORY HILL COURT;

THENCE, SOUTH 05° 03' 18" WEST FOR A DISTANCE OF 575.65 FEET ALONG THE WESTERLY LINE OF HICKORY PLACE CONDOMINIUMS AND KEITH B. DAVIS AND HICKORY HILL COURT, LLC PROPERTY RECORDED IN OWNER BOOK 20041028, PAGE 129821 R.O.D.C.T. TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF TINA M. BARDAK PROPERTY RECORDED IN OWNER BOOK 20021219, PAGE 156819, R.O.D.C.T.;

THENCE, NORTH 70° 58' 15" WEST FOR A DISTANCE OF 1138.91 FEET ALONG THE NORTHERLY LINE OF TINA M. BARDAK AND THE NORTHERLY LINE OF CLOVERHILL SUBDIVISION SECTION VIII RECORDED IN PLAT BOOK 2331, PAGES 10 & 11, R.O.D.C.T TO A CONCRETE MONUMENT;

THENCE, NORTH 70° 57' 26" WEST FOR A DISTANCE OF 819.19 FEET ALONG THE NORTHERLY LINE OF CLOVERHILL SUBDIVISION SECTION VIII TO AN IRON PIN IN THE EASTERLY LINE OF LOT NUMBER 197 OF CLOVERHILL SUBDIVISION SECTION IV RECORDED IN PLAT BOOK 2133, PAGE 62 R.O.D.C.T.;

THENCE, NORTH 20° 22' 06" EAST FOR A DISTANCE OF 123.61 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SINBAD DRIVE;

THENCE, NORTH 20° 22' 06" EAST FOR A DISTANCE OF 50.64 FEET TO A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF SINBAD DRIVE;

THENCE, NORTH 20° 34' 03" EAST FOR A DISTANCE OF 216.98 FEET ALONG THE EASTERLY LINE OF LOTS 182 AND 181 OF CLOVERHILL SUBDIVISION SECTION IV TO A CONCRETE MONUMENT AT THE SOUTHWESTERLY CORNER OF LOT 1 OF CHARLES C. BEATTY SUBDIVISION RECPRDED IN PLAT BOOK 4955, PAGE 85, R.O.D.C.T.;

THENCE, SOUTH 72° 04' 40" EAST FOR A DISTANCE OF 308.65 FEET ALONG THE SOUTHERLY LINE OF LOT 1 OF CHARLES C. BEATTY SUBDIVISION TO AN IRON PIN AT THE SOUTHWESTESTLY CORNER OF BCP PROPERTIES RECORDED IN OWNER BOOK 20040223, PAGE 20541,R.O.D.C.T.,

THENCE, SOUTH 78° 54' 05" EAST FOR A DISTANCE OF 710.10 FEET ALONG THE SOUTHERLY LINE OF BCP PROPERTIES TO AN IRON PIN;

THENCE, NORTH 33° 12' 13" EAST FOR A DISTANCE OF 233.47 FEET ALONG THE EASTERLY LINE OF BCP PROPERTIES TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.76 FEET, AN ARC LENGTH OF 38.49 FEET, AN INTERIOR ANGLE OF 85° 35' 41", BEING SUBTENDED BY A CHORD OF NORTH 10° 50' 22" WEST FOR A DISTANCE OF 35.01 FEET TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF STEWARTS FERRY PIKE;

THENCE, SOUTH 56° 35' 41" EAST FOR A DISTANCE OF 201.05 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF STEWARTS FERRY PIKE TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF GEORGE W. GLASS PROPERTY RECORDED IN OWNER BOOK 3285, PAGE 197, R.O.D.C.T.;

THENCE, SOUTH 33° 11' 31" WEST FOR A DISTANCE OF 186.45 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF GEORGE W. GLASS;

THENCE, SOUTH 57° 13' 51" EAST FOR A DISTANCE OF 308.64 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF JEFFREY CARTER AND JOYCE CARTER PROPERTY RECORDED IN OWNER BOOK 11653, PAGE 506, R.O.D.C.T.;

THENCE, SOUTH 57° 13' 41" EAST FOR A DISTANCE OF 208.13 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF JEFFREY CARTER AND JOYCE CARTER PROPERTY;

THENCE, NORTH 34° 26' 55" EAST FOR A DISTANCE OF 181.43 FEET ALONG THE EASTERLY LINE OF JEFFREY CARTER AND JOYCE CARTER TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF STEWARTS FERRY PIKE;

THENCE, SOUTH 56° 43' 11" EAST FOR A DISTANCE OF 60.06 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF STEWARTS FERRY PIKE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 20.64 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CREEKSTONE APARTMENTS TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20070705-0080365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being that same property that was conveyed to Creekstone Apartments Tennessee, LLC, by Creekstone Apartments Associates, L.L.L.P., dated June 28, 2007, and recorded on July 5, 2007, as Instrument Number 20070705-0080365 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS
(See Attached)

PERMITTED ENCUMBRANCES

CREEKSTONE APARTMENTS

1. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY UNDER THE PRIOR UNRECORDED WRITTEN RESIDENTIAL LEASES LISTED IN THAT CERTAIN SETTLEMENT AGREEMENT AND RELEASE BY AND AMONG FANNIE MAE, THE GRANTOR AND CERTAIN OTHER PARTIES DATED JULY 29, 2013

2. TAXES FOR THE YEAR 2013, A LIEN, NOT YET DUE AND PAYABLE

3. MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING) FROM CREEKSTONE APARTMENTS TENNESSEE, LLC, A LIMITED LIABILITY COMPANY TO WILLIAM L. ROSENBERG, OF DAVIDSON COUNTY, TENNESSEE AS TRUSTEE FOR WACHOVIA MULTIFAMILY CAPITAL, INC., DATED JUNE 28, 2007, FILED OF RECORD ON JULY 13, 2007 IN INSTRUMENT NO. 20070713-0083542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   FBT OF TENNESSEE, INC., A TENNESSEE CORPORATION, WAS APPOINTED AS SUBSTITUTE TRUSTEE, BY NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20130313-0025122, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   ASSIGNMENT OF MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING), DATED JUNE 27, 2007 FROM WACHOVIA MULTIFAMILY CAPITAL, INC., A DELAWARE CORPORATION TO FANNIE MAE AND RECORDED JULY 13, 2007 AT 10:22 AM IN INSTRUMENT NO. 20070713-0083543

   TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "FIRST AMENDMENT TO MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING)", RECORDED AUGUST 8, 2007 AT 9:58 AM, IN INSTRUMENT NO. 20070808-0094755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. UCC-1 FINANCING STATEMENT NAMING CREEKSTONE APARTMENTS TENNESSEE, LLC, DEBTOR, AND FANNIE MAE, SECURED PARTY, OF RECORD AS INSTRUMENT NO. 20070806-0093262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   UCC-1 FINANCING STATEMENT AMENDMENT NAMING CREEKSTONE APARTMENTS TENNESSEE, LLC, DEBTOR, AND FANNIE MAE, SECURED PARTY, OF RECORD AS INSTRUMENT NO. 20120215-0013154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. GRANT OF TRANSMISSION LINE EASEMENT TO THE UNITED STATES OF AMERICA OF RECORD IN BOOK 1207, PAGE 579, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. EASEMENT FOR SEWER LINES OF RECORD IN BOOK 3462, PAGE 111 AND IN BOOK 3610, PAGE 330, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. EASEMENT GRANTED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF RECORD IN BOOK 5870, PAGE 30, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS, STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN BOOK 6290, PAGE 620, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

9. STORM WATER DETENTION AGREEMENT TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 6376, PAGE 284, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

10. ALL MATTERS AS SHOWN ON THE PLAT OF CREEKSTONE SUBDIVISION OF RECORD IN PLAT BOOK 6250, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

11. GRANT OF EASEMENT OF RECORD IN BOOK 2012114-0104684, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

12. NOTICE OF LIEN BY REMOTE CONTRACTOR - CORPORATION AGAINST CREEKSTONE APARTMENTS TENNESSEE, RECORDED IN INSTRUMENT NO. 20120822-0075559. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

13. ANY FACT, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY A SURVEY PREPARED BY JOSEPH M. HOLLAND, RLS NO. 1645, JOSEPH G. PETROSKY ASSOCIATES, L.L.C., DATED JUNE 5, 2007:

- MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE SURVEY;
- BUILDING NUMBER 2 ENCROACHES THE MINIMUM BUILDING SETBACK LINE AT THE BUILDING'S NORTHEAST CORNER;
- PARKING SPACES AND WOOD FENCES IN THE SOUTHERN PORTION OF THE LAND ARE LOCATED WITHIN THE 150 FEET TVA EASEMENT;
- TENNIS COURTS ARE LOCATED WHOLLY WITHIN THE 150 FEET TVA EASEMENT;
- THE POOL AREA IS PARTIALLY LOCATED WITHIN THE 42 FEET NES EASEMENT TO THE WEST;
- A WOODEN FENCE TO THE NORTH IS EITHER INSIDE THE BOUNDARY OF THE LAND OR ENCROACHING ONTO THE LAND FROM ADJACENT PROPERTY, DEPENDING UPON THE OWNERSHIP OF THE FENCE;
- PARKING SPACES AT VARIOUS LOCATIONS ARE LOCATED ON SANITARY SEWER AND DRAINAGE EASEMENTS.