SPECIAL WARRANTY DEED

(Park at Hillside Apartments)

This instrument prepared by
and return recorded document to:

Burr & Forman, LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
Attention: Scott Brown, Esq.

BILL GARRETT, Davidson County
Trans:T20130075421 DEEDWARRSP
Recvd: 08/30/13 13:38 10 pgs
Fees:53.00 Taxes:22570.00
20130830-0091943

Address of New Owner: (Tax Bills)

The Park At Hillside W TIC LLC
The Park At Hillside 752 TIC LLC
6014 11th Avenue, Suite 301
Brooklyn, New York 11219
Attention: Robert Wolf

Map-Parcel Nos.: Map 105-5, Parcels 508, 510, 511, and 512; Map 105-6, Parcels 24, 54 and 333

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 29th day of August, 2013, by The Park at Hillside, LLC, a Tennessee limited liability company, whose address is 5055 Keller Springs Road, Suite 400, Addison, TX 75001 (hereinafter called the "Grantor"), to The Park At Hillside W TIC LLC, a Tennessee limited liability company whose address is 6014 11th Avenue, Suite 301, Brooklyn, New York 11219, Attention: Robert Wolf, and The Park At Hillside 752 TIC LLC, a Tennessee limited liability company whose address is 6014 11th Avenue, Suite 301, Brooklyn, New York 11219, Attention: Robert Wolf, as tenants in common (hereinafter collectively called the "Grantee").

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee and its successors and assigns, all that certain land situated in Davidson County, Tennessee (the "Property"), described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD said Property unto the said Grantee, and its successors and assigns in fee simple forever, together with all easements, rights-of-way, privileges, tenements, hereditaments, improvements thereon and appurtenances thereto belonging or in any way appertaining, and all of Grantor's interest, if any, in the roads, streets, alleys, highways and right of way adjoining said Property.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is subject to those matters set forth on Exhibit B attached hereto and hereby made a part hereof (the "Permitted Exceptions").

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL covenants and warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

The Park at Hillside, LLC,
a Tennessee limited liability company

By: **Cascade Park at Hillside LLC,**
a Washington limited liability company,
its Managing Member

By _____
Stanley J. Harrelson, Manager

Exhibits
Exhibit A: Legal Description
Exhibit B: Permitted Exceptions

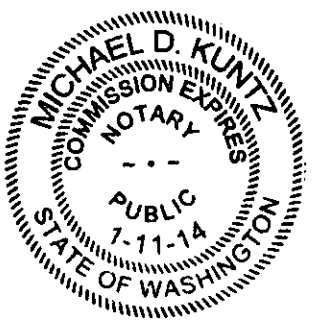
STATE OF WASHINGTON)
)
COUNTY OF KING)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stanley J. Harrelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of Cascade Park at Hillside LLC, a Washington limited liability company, as Managing Member of The Park at Hillside, LLC, a Tennessee limited liability company, the within named grantor, being authorized to do so on behalf of said companies, executed the foregoing instrument for the purposes therein contained, by signing as aforesaid.

Witness my hand and seal at office in Seattle, Washington on this the 23rd day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 1/11/14



STATE OF WASHINGTON
COUNTY OF KING

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX MILLION ONE HUNDRED THOUSAND AND NO/00/100 DOLLARS ($6,100,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2013.

NOTARY PUBLIC

My Commission Expires: 1/11/14

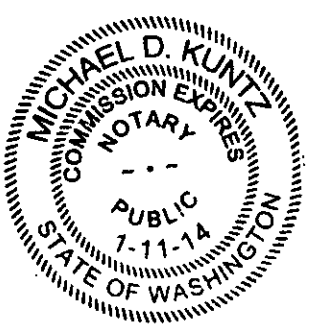


Exhibit A
To Special Warranty Deed

Legal Description of the Property

BEING three parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, located on both the east and west margins of Hillside Avenue south of Edgehill Avenue, and being more particularly described as follows:

LOT 1:

BEING a parcel of land in the southwest quadrant of the intersection of Edgehill Avenue and Hillside Avenue being more particularly described as follows:

BEGINNING at a point in the southerly margin of Edgehill Avenue, said point being the westerly end of the return with Hillside Avenue;

THENCE, with a curve concave to the south having a central angle of 98 degrees, 35' 46", a radius of 25.00 feet and a chord of South 36 degrees 26' 53" East 37.91 feet for an arc length of 43.02 feet to a point in the westerly margin of Hillside Avenue;

THENCE, South 12 degrees 51' 00" West, 145.88 feet to a point;

THENCE, with a curve concave to the west having a central angle of 41 degrees, 55' 37", a radius of 575.00 feet and a chord of South 33 degrees 46' 14" West, 411.44 feet for an arc length of 420.76 feet to a point;

THENCE, South 54 degrees 43' 00" West 46.69 feet to a point;

THENCE, with a curve concave to the east having a central angle of 36 degrees 10' 14", a radius of 625.00 feet and a chord of South 36 degrees 38' 45" West, 388.04 feet for an arc length of 394.56 feet to a point;

THENCE, South 18 degrees 34' 00" West 200.05 feet to a point;

THENCE, with a curve concave to the east having a central angle of 08 degrees 40' 02", a radius of 3525.00 feet and a chord of South 14 degrees 14' 33" West 532.72 feet for an arc length of 533.22 feet to a point:

THENCE, South 09 degrees 54' 00" West, 182.71 feet to a point;

THENCE, with a curve concave to the west having a central angle of 87 degrees 28' 00", a radius of 15.00 feet and a chord of South 53 degrees 38' 00" West 20.74 feet for an arc length of 22.90 feet to a point in the northerly margin of Alley No. 658 1/4;

THENCE, with said alley, North 82 degrees 38' 00" West, 179.41 feet to a point;

THENCE, with the easterly margin of Pedestrian Walk, North 09 degrees 55' 00" East 512.83 feet to a point;

THENCE, South 82 degrees 38' 00" East 1.10 feet to a point;

THENCE, North 09 degrees 53' 00" East 954.72 feet to a point;

THENCE, with the southerly line of South Street Community Center of record in Deed Book 4402, page 258, R.O.D.C. South 84 degrees 56' 00" East, 293.74 feet to a point;

THENCE, South 05 degrees 04' 00" West 25.00 feet to a point THENCE, South 84 degrees 56' 00" East, 22.66 feet to a point; THENCE, North 05 degrees 04' 00" East, 25.00 feet to a point; THENCE, North 11 degrees 40' 00" East, 48.51 feet to a point;

THENCE, with the southerly line of Pleasant Valley Presbyterian Church of record in Deed Book 4347, page 435, R.O.D.C., South 83 degrees 41' 00" East 169.26 feet to a point;

THENCE, North 12 degrees 35' 45" East 283.90 feet to a point in the southerly margin of Edgefield Avenue;

THENCE, with said margin and a curve concave to the south having a central angle of 12 degrees 46' 51", a radius of 542.96 feet and a chord of North 87 degrees 46' 06" East 120.87 feet for an arc length of 121.12 feet to the point of beginning, containing 477,124 square feet or 10.95 acres, more or less.

Included in above described Lot 1 but excluded therefrom is the following described 20' alley dedicated by Plat Book 5190, page 528, R.O.D.C. Beginning at an iron pin in the easterly margin of Pedestrian Walk, said pin being North 09 degrees 55' 00" East, 512.83 feet along said margin from the northerly margin of Alley No. 658 1/4.

THENCE, leaving said margin, South 82 degrees 38' 00" East 207.88 feet to a point in the westerly margin of Hillside Drive;

THENCE, with said margin and a curve concave to the east having a central angle of 00 degrees 36' 41", a radius of 3525.00 feet and a chord of South 14 degrees 36' 45" West 37.15 feet for an arc length of 37.15 feet to a point;

THENCE, with a curve concave to the west having a central angle of 97 degrees 04' 46", a radius of 15.00 feet and a chord of North 34 degrees 05' 37" West 22.48 feet for an arc length of 25.42 feet to a point;

THENCE, North 82 degrees 38' 00" West 189.20 feet to a point in the easterly margin of Pedestrian Walk; 05' 37" West 22.48 feet for an arc length of 25.42 feet to a point;

THENCE, with said margin, North 09 degrees 55' 00" East, 20.02 feet to the point of beginning containing 4204 square feet or 0.10 acres, more or less.

LOT 2:

BEING a parcel of land located in the southeast quadrant of the intersection of Edgehill Avenue and Hillside Avenue being more particularly described as follows:

BEGINNING at a point in the southerly margin of Edgehill Avenue, said point being the easterly end of the return of the intersection with Hillside Avenue;

THENCE, with the southerly margin of Edgehill Avenue South 82 degrees 09' 00" East 436.88 feet to a point;

THENCE, with a curve concave to the south having a radius of 20.00 feet, a central angle of 90 degrees 15' 00" and a chord of South 37 degrees 01' 30" East 28.35 feet for an arc length of 31.50 feet to a point in the westerly margin of a 20-foot alley;

THENCE, with said westerly margin, South 08 degrees 06' 00" West 130.14 feet to a point;

THENCE, South 06 degrees 14' 00" East 166.12 feet to a point;

THENCE, with a curve concave to the east having a central angle of 79 degrees 26' 00", a radius of 40.00 feet and a chord of South 45 degrees 57' 00" East 51.12 feet for an arc length of 55.45 feet to a point;

THENCE, South 85 degrees 40 00" East 1.27 feet to a point;

THENCE, with a curve concave to the south having a central angle of 90 degrees 34' 00", a radius of 20.00 feet and a chord of South 40' degrees 23' 00" East 28.42 feet for an arc length of 31.61 feet to a point;

THENCE, South 04 degrees 54' 00" West 145.67 feet to a point;

THENCE, North 85 degrees 40' 00" West 682.78 feet to a point;

THENCE, with a curve concave to the north having a central angle of 42 degrees 00' 00", a radius of 64.00 feet and a chord of North 64 degrees 40' 00" West 45.87 feet for an arc length of 46.91 feet to a point;

THENCE, North 43 degrees 40' 00" West 22.11 feet to a point in the easterly margin of Hillside Avenue;

THENCE, with said Hillside Drive and a curve concave to the north having a central angle of 33 degrees 51' 26", a radius of 625.00 feet and a chord of North 29 degrees 44' 48" East 363.97 feet for an arc length of 369.32 feet to a point;

THENCE, North 12 degrees 51' 00" East 160.56 feet to a point; THENCE, with a curve concave to the east having a central angle of 84 degrees 22' 59", a radius of 25.00 feet and a chord of North 55 degrees 38' 51" East 33.58 feet for an arc length of 36.82 feet to the point of beginning, containing 301,923 square feet or 6.93 acres, more or less.

LOT 3:

BEING a parcel of land lying on the easterly margin of Hillside Avenue being a more particularly described as follows:

BEGINNING at a point in the easterly margin of Hillside Avenue, said point being southerly 592.53 feet along said margin from the southerly end of the return at Edgehill Avenue;

THENCE, leaving said margin with the west line of City of Nashville property, South 09 degrees 54' 00" West 540.47 feet to a point;

THENCE, North 84 degrees 35' 00" West 25.40 feet to a point;

THENCE, South 09 degrees 45' 00" West 220.23 feet to a point; THENCE, North 82 degrees 38' 00" West 241.68 feet to an iron pin in the easterly margin of Hillside Avenue;

THENCE, with said margin and a curve concave to the east having a central angle of 03 degrees 24' 45", a radius of 3475.00 feet and a chord of North 16 degrees 52' 11" East, 206.94 feet for an arc length of 206.97 feet to a point;

THENCE, North 18 degrees 34' 00" East 8.79 feet to a point;

THENCE, South 84 degrees 35' 00" East 65.47 feet to a point;

THENCE, North 09 degrees 54' 00" East 132.08 feet to a point;

THENCE, North 84 degrees 35' 00" West 45.13 feet to a point;

THENCE, North 18 degrees 34' 00" East 55.98 feet to a point;

THENCE, with a curve concave to the east having a central angle of 36 degrees 10' 21", a radius of 575.00 feet and a chord of North 36 degrees 38' 57" East 357.02 feet for an arc length of 363.01 feet to a point:

THENCE, North 54 degrees 43' 00" East, 46.69 feet to a point;

THENCE, with a curve concave to the west having a central angle of 02 degrees 19' 11", a radius of 625.00 feet and a chord of North 53 degrees 29' 10" East 25.30 feet for an arc length of 25.30 feet to the point of beginning, containing 132,376 square feet or 3.04 acres, more or less.

Lots 1, 2 and 3 combined contain 911,423 square feet or 20.92 acres, more or less.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10766, page 35, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10783, page 521, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10766, page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10766, page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, a Tennessee Limited Liability Co., by Deed of Record in Book 10776, page 134, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC by Deed of record in Book 10776, page 130, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10793, page 559, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 10814, page 505, as corrected in Book 11206, page 824, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Park at Hillside, LLC, by Deed of Record in Book 11005, page 195, Register's Office for Davidson County, Tennessee.

Exhibit B
To Special Warranty Deed

Permitted Exceptions

1. Acts of Grantee and those claiming by, through and under Grantee.

2. Rights of tenants occupying the Property under written leases, as tenants only.

3. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, taxes assessed by correction or supplemental assessment.

4. Taxes for the year 2013 a lien, not yet due and payable.

5. References to acreage in the legal description.

6. All matters shown on the Plan of record in Plat Book 9700, Page 760, Register's Office for Davidson County, Tennessee.

7. All matters shown on the Plan of record in Plat Book 4175, Page 66, Register's Office for Davidson County, Tennessee.

8. All matters shown on the Plan of record in Plat Book 3842, Page 215, Register's Office for Davidson County, Tennessee.

9. Easement reserved in Ordinance #68-512 and of record in Book 4252, Page 502, in the Register's Office for Davidson County, Tennessee.

10. Easement reserved in Ordinance No. 69-781 and of record in Book 4346, Page 878, in the Register's Office for Davidson County, Tennessee.

11. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10170, Page 580, in the Register's Office for Davidson County, Tennessee.

12. Anchor Easement of record in Book 3618, Page 492, in the Register's Office for Davidson County, Tennessee.

13. Easement reserved in Ordinance #98-1234.

14. Easement Agreement of record in Book 11575, Page 864, in the Register's Office for Davidson County, Tennessee.

15. Cable Television Easement and Maintenance Agreement of record in Instrument Number 200004180038818, in the Register's Office for Davidson County, Tennessee.

16. Declaration of Land Use Restrictive Covenants of record in Instrument No. 200012270126090, Register's Office for Davidson County, Tennessee.

17. Encroachments reflected on Survey No. 13-067 (R), prepared by Crawford & Cummings P.C., dated 07-01-2013, last revised 07-12-2013, as reflected below:

    a. All Utility lines not located in recorded easements
    b. Fence meandering in and out of the property boundary lines.
    c. Dumpster pad over property line at North end of Lot 1.

18. Regulatory Agreement of record in Book 11214, page 936, Register's Office for Davidson County, Tennessee.