This Instrument Prepared By:
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
Attn: Campbell Steele, Esq
(615) 866-2322

Davidson County DEEDWARRSP
Recvd: 09/16/13 14:07 7 pgs
Fees:38.00 Taxes:42457.50
20130916-0097306

SPECIAL WARRANTY DEED

From: WOODBINE HICKORY LAKE, LLC, a Tennessee nonprofit limited liability company ("Grantor");

Map and Parcel Numbers:
14800017200
14800015800

To: ECG HICKORY LAKE, L.P., a Tennessee limited partnership ("Grantee")

Address New Owner:

ECG Hickory Lake, L.P.
4521 Trousdale Dr.
Nashville TN 37204

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

ECG Hickory Lake, L.P.
4521 Trousdale Dr.
Nashville TN 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

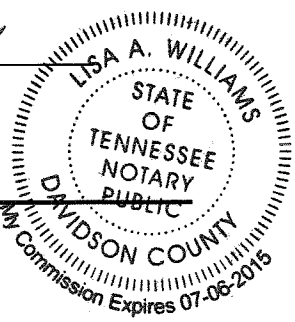
The actual consideration or value, whichever is greater, for this transfer is Eleven Million Four Hundred Seventy-Five Thousand and No/100 Dollars ($11,475,000.00).

Cary Rosenblum, Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of September, 2013.

Notary Public

My Commission Expires: 07-06-2015



FOR AND IN CONSIDERATION OF the sum of Eleven Million Four Hundred Seventy-Five Thousand and No/100 Dollars ($11,475,000.00), the receipt and sufficiency of which are hereby acknowledged, WOODBINE HICKORY LAKE, LLC, a Tennessee nonprofit limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ECG HICKORY LAKE, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of improved land located in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 3940 Apache Trail, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And, Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And, Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Witness my hand effective as of the 17th day of September, 2013.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Executed as of the date first written above.

GRANTOR:

WOODBINE HICKORY LAKE, LLC,
a Tennessee nonprofit limited liability company

By: _____

Name: Catherine L. Dodd

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Catherine L. Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Woodbine Hickory Lake, LLC, a nonprofit limited liability company, the within named bargainor, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of by herself as President of the company

Witness my hand and seal at Office in aforesaid County and State, the 9th day of September, 2013.

_____
Notary Public

My Commission expires: 6-21-16

JESSICA RAE MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A

PROPERTY DESCRIPTION

The following metes and bounds description is based on an ALTA survey dated June 25, 2012, last revised September 6, 2013, prepared by Gean Paul Bray, TN RLS #965, The Bray-Davis Firm, LLC, 2950 Stage Plaza North, Bartlett, TN 38134.

Tract 1, Sherwood Lake as recorded in Book 4675, Page 92 in the Register's Office of Davidson County, Tennessee, said property located in the 30th District of Metropolitan Nashville and Davidson County, Tennessee and more particularly described as follows:

Beginning at a found iron pin in the south R.O.W. of Apache Trail (60' R.O.W.) and a point of the west line of said Tract 1; thence eastwardly along a curve to the left having a radius of 680.00', a chord bearing of S60°23'27"E, a chord distance of 349.75' and an arc length of 353.72' to the point of tangency in said south R.O.W.; thence S75°17'34"E along said R.O.W. a distance of 65.00' to a point of curvature; thence eastwardly along a curve to the left having a radius of 1906.40',a chord bearing of S84°22'34"E, a chord distance of 601.93' and an arc length of 604.46' to the point of tangency in said R.O.W.; thence N86°32'26"E a distance of 346.25' to a point of curvature in said R.O.W.; thence eastwardly along a curve to the right having a radius of 720.68', a chord bearing of S85°30'31"E, a chord distance of 199.37' and an arc length of 200.02' to the intersection point of said R.O.W. and the east line of said Tract 1, said point also being in the west line of Phase 1 of the Re-Subdivision of Bavaria Apartments as recorded in Bk. 4460, Pg.93 in said Register's office said point also being located N48°29'49"W a distance of 1026.93' from the centerline intersection of Apache Trail and Packard Drive; thence S42°38'05"W along the divisional line of said Tract 1 and said Bavaria Apartments a distance of 57.45' to a found iron pin; thence S07°54'29"W along said divisional line a distance of 214.57' to a found iron pin; thence S10°02'00"W along said divisional line a distance of 265.35' to a found iron pin; thence S32°55'14"W along said divisional line a distance of 132.50' to a found iron pin in a south line of said Tract 1 and a north line of said Bavaria Apartments; thence N86°52'56"W along said north and south line and continuing along a north line of Cedar Hills Apartments as recorded in Bk. 4955, Pg. 28 in said Register's office a distance of 590.44' to a found iron pin in an east line of Anton Place as recorded in Bk.9700, Pg.302; thence N06°16'51"W along the dividing line of said Tract 1 and Anton Place a distance of 414.41' to a found iron pin in said dividing line; thence S88°41'54"W along said dividing line a distance of 486.66' to a found iron pin in the south line of said Tract 1 and the north line of Section 3, Blanchard Heights as recorded in Bk.3106, Pg.140 in said Register's office; thence N89°00'19"W along said north and south line a distance of 340.35' to a found iron pin in the west line of said Tract 1 and the east line of Blanchard Heights as recorded in Bk. 5190, Pg.194; thence N02'30'07"E along said east and west line a distance of 287.30' to a point of curvature; thence northwardly along a curve to the left having a radius of 200.00', a chord bearing of N07°33'44"W, a chord distance of 69.90' and an arc length of 70.26' to a found iron pin in a southeast line of Lot 1 of the Revised, Corrected and Re-subdivided Plan of the Reserved Parcel "A", Phillips 66 Park as recorded in Bk.5190, Pg.194 in said Register's office ; thence

N60°51'21"E along said west and southeast line a distance of 154.24' to the Point of Beginning and containing 15.616 acres of land.

Tract 2, Sherwood Lake as recorded in Book 4675, Page 92 in the Register's Office of Davidson County, Tennessee, said property located in the 30th District of Metropolitan Nashville and Davidson County, Tennessee and more particularly described as follows:

Beginning at a found iron pin in the north R.O.W. of Apache Trail (60' R.O.W.), said point being in the east line of said Tract 2 and the west line of the John Hancock Mutual Life Insurance Tract as recorded in Bk. 4469, Pg. 662 in said Register's office; thence westwardly along said R.O.W. and along a curve to the left having a radius of 780.68'; chord bearing of N84°15'46"W, a chord distance of 249.54' and an arc length of 250.61' to the point of tangency; thence S86°32'26"W along said R.O.W. a distance of 346.25' to a point of curvature; thence westwardly along said R.O.W. and along a curve to the right having a radius of 1846.40', a chord bearing of N84°22'34"W, a chord distance of 582.99' and an arc length of 585.44' to a point of tangency; thence N75°17'34"W along said R.O.W. a distance of 65.00' to a point of curvature; thence westwardly along said R.O.W. and along a curve to the right having a radius of 620.00', a chord bearing of N61°11'54"W, a chord distance of 301.97' and an arc length of 305.04' to a found iron pin in the west line of said Tract 2 and the east line of Lot 1, Resubdivision of Reserved Parcel A, Phillips 66 Park as recorded in Bk. 4885, Pg. 179 in said Register's office; thence N60°41'00"E along said west and east line a distance of 701.65' to a point in the north line of said Tract 2 and the R.O.W. of Interstate 24 access ramp; thence S56°39'21"E along said R.O.W. a distance of 483.10' to a found iron pin; thence S67°59'31"E along said R.O.W. a distance of 441.98' to a found iron pin; thence S64°12'01"E along said R.O.W. a distance of 154.12' to a found iron pin in the east line of said Tract 2 and the west line of the John Hancock tract; thence S42°18'26"W along said east and west line a distance of 92.59' to the Point of Beginning and containing 10.517 acres of land.

Tracts 1 and 2 being the same property conveyed to Woodbine Hickory Lake, LLC, a Tennessee nonprofit limited liability company, by Special Warranty Deed of record as Instrument No. 20120629-0057306 and by Quitclaim Deed of record as Instrument No. 20120629-0057307, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. All matters as set forth per Plat Book 4675, Page 92, Register's Office for Davidson County, Tennessee.

3. Sewer line easement contained in Deed of Conveyance of record in Book 5055, Page 430, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, Page 85, Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No. 20090320-0025232, Register's Office for Davidson County, Tennessee.

6. Rights of tenants under unrecorded residential leases.

True Copy Certification

I, Rachel K. Odom, do hereby make oath that I am 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.

Rachel Odom
Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandy Jackson, a notary public for this county and state, Rachel K. Odom, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: 11-23-2015

