BILL GARRETT, Davidson County
Trans:T20130080556 DEEDWARRSP
Recvd: 09/17/13 14:21 6 pgs
Fees:33.00 Taxes:22570.00
20130917-0097996

Special Warranty Deed

Return to and
This instrument was prepared by:
Brendi E. Kaplan, Esq.
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers: 051-014.00
Fanwood Apartments LLC 321 Walton Lane Madison, TN 37115	Edwin B. Raskin Co. Attn: Kim Stone 5210 Maryland Way, Suite 300 Brentwood, TN 37027	

STATE OF NEW YORK)
COUNTY OF KINGS)

The actual consideration or value, whichever is greater, for this transfer is Six Million One Hundred Thousand and No/100 Dollars ($6,100,000.00).

By: _____
Affiant

SUBSCRIBED AND SWORN TO before me,
the 16th day of September, 2013.

_____
Notary Public

My Commission Expires:

FAY JOSOVITZ
Notary Public, State of New York
No. 02JO6265842
Qualified in Kings County
Commission Expires 07/16/2016

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edwin B. Raskin, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Fanwood Apartments, LLC, a Delaware limited liability

County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

The Property is improved property commonly known as 321 Walton Lane, Madison, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein.

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

Grantor covenants and binds himself, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 13th day of September, 2013.

Edwin B. Raskin, Trustee

By: _____

Title: Trustee

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Cheryl L. Leathers, a Notary Public of this county and state, Edwin B. Raskin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 13th day of September, 2013.

Cheryl L. Leathers
NOTARY PUBLIC

CHERYL L. LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

[SEAL]

My Commission Expires:_____

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

A tract of land in the First Civil District, Metropolitan Nashville, Davidson County, Tennessee and being a part of Lots 8 and 9 on the plan of Craighead Lands as of record in Plan Book 1, Page 20, and Minute Book "I", Pages 108 and 109, Chancery Court of Nashville and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Walton Lane at the original corner of Lots No. 9 and 10 and also being N 88 24' 00" W 430 feet more or less, from the westerly R.O.W. of Lewis Road extended as measured along the southerly R.O.W. of Walton Lane; thence

1. With the southerly R.O.W. of Walton Lane S 88 24' 00" E 658.88 feet to an iron pin set at the northwesterly corner of Briggs property as of record in Will Book 69, Page 859, R.O.D.C., Tennessee; thence,

2. With the westerly line of Briggs and with an old fence line S 1 58' 00" W 233.00 feet to an existing iron pin; thence,

3. N 88 24' 00" W 119.00 feet to an iron pin set then S 1 58' 00" W 107.10 feet to an existing iron pin; thence,

4. N 88 59' 00" W 16.50 feet to an iron pin set; thence

5. Continuing with the westerly line of Briggs (in part) and Joel Vrandenburg as of record in Deed Book 3808, Page 859, R.O.D.C. S 1 42' 00" W. 275.02 feet to an iron pin set on the northerly right-of-way of Briley Parkway; thence,

6. With the northerly R.O.W. of Briley Parkway N 88 02' 00" W 236.41 feet to an existing concrete highway monument; thence,

7. N 71 35' 21" W 274.40 feet to an existing concrete highway monument at the present southeasterly corner of William W. Cayce Property as of record in Deed Book 5269, Page 57, R.O.D.C., Tennessee; thence,

8. With the easterly line of Cayce N 00 43' 08" 534.85 feet to the point of beginning and containing 335,795 square feet or 7.709 acres.

Being the same property as conveyed to Edwin B. Raskin, Trustee by deed from Walton Lane Associates dated April 15, 1981 recorded in Book 5733, Page 351, Register's Office of Davidson County, Tennessee, but excluding that portion conveyed to the Metropolitan Government of Nashville and Davidson County, by deed from Harry G. Hammerly and Fred B. Shipman, d/b/a Fawnwood Apartments, a partnership, of record in Book 4863, Page 994, Register's Office of said county.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Rights and claims of parties in possession, as tenants only, under prior unrecorded leases.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4799, page 270, said Register's office.

3. Deed of Conveyance of Sewer Lines of record in Book 4819, page 709, said Register's Office.

4. Web Service Co., Inc. Lease of record in Book 9475, page 837, said Register's Office as subordinated by Subordination Agreement of record as Instrument No. 20041029-0130175, said Register's Office.

5. Web Service Co., Inc. Memorandum of Lease of record in Book 9214, page 26, and Book 10983, page 815, said Register's Office as subordinated by Subordination Agreement of record as Instrument No. 20041029-0130175, said Register's Office.

6. All matters shown on the plat of survey for Fawnwood Apartments, by Tony Reasons, II RLS No. 1665 with The Reasons Company, dated October 13, 2004 and the surveyor's report also dated October 13, 2004.

7. Taxes and assessments for the year 2013 and subsequent years, a lien, not yet due and payable.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4799, page 270, said Register's Office.

9. Deed of Conveyance of Sewer Lines of record in Book 4819, page 709, said Register's Office.

10. Rights of parties in possession as tenants only, under prior unrecorded residential leases, with no rights of first refusal, or options or rights to purchase any portion of the Property.

11. Lack of access to and from a controlled access highway.

12. Memorandum of Lease between Fawnwood Company, Lessor, and Web Service Company, Inc., Lessee, dated April 1, 2003 and recorded in Instrument No. 20030812-0114731, said Register's Office.

13. Memorandum of Lease between Fawnwood Company, Lessor, and Mac-Gray Services, Inc., Lessee, dated September 8, 2008 and recorded in Instrument No. 20081204-0117667, said Register's Office.