BILL GARRETT, Davidson County
Trans:T20130080701 DEEDWARRSP
Recvd: 09/18/13 08:55 3 pgs
Fees:18.00 Taxes:7030.00
20130918-0098125

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
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104 Woodmont Boulevard
Nashville, Tennessee 37205
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E-mail: *main@wilkinsandivey.com*
W & I Ref: 52061 (cwi)

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Belmont Acklen Apartments, LLC 1900 Belmont Blvd Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 105-9-452

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,900,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Galleon Properties, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Belmont Acklen Apartments, LLC, a Tennessee nonprofit limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantors' right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a parcel of land in Nashville, Davidson County, Tennessee, bounded on the north by Acklen Avenue, on the east by 12th Avenue South, on the south by Alley 633 and on the west by Pollan and Bird Property, of record as instrument number 200008010075884 and being Lot One on the plan of Edgehill Estates, Section 57 of record in plat Book 4660, page 53, more particularly described as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue South and being the southerly end of the radius return of the intersection of the aforementioned westerly margin with the southerly margin of Acklen Avenue; Thence, with said southerly margin of 12th Avenue South, S 04 deg. 49' 00" E 129.24 feet to a curve to the right, the radius return for the intersection of 12th Avenue South with the northerly margin of Alley 633; Thence, with said curve having a radius of 20.00 feet and chord of 31.23 feet at S 46 deg. 31' 15" W, 35.84 feet to an iron pin; Thence, with the northerly margin of Alley 633, N 82 deg. 08' 30" W, 325.88 feet to an iron pin on the easterly line of Pollan and Bird; Thence, leaving Alley 633 and with line common with Pollan and Bird, N 07 deg. 39' 00" E, 169.99 feet to a P-K nail set in the concrete sidewalk on the southerly margin of Acklen Avenue; Thence, with Acklen Avenue, S 82 deg. 08' 30" E, 293.26 feet to a P-K nail set in the concrete sidewalk, the northerly end of the radius return for the intersection of Acklen Avenue with 12th Avenue South; Thence, with a curve to the right having a radius of 25.00 feet and chord of 31.24 feet at S 43 deg. 28' 45" E, 33.74 feet to the point of beginning. All according to a survey dated March 16, 2004 by Charles B. Moseley, Jr., License No. 778, and having file No. 456-04 with Land Surveying Services.

Being the same property conveyed to Galleon Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Acklen Park Apartments, LLC, a Tennessee limited liability company, dated April 20, 2004

and recorded April 20, 2004 as Doc. No. 20040420-0044728, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to the Plan of record in Plat Book 4660, page 53, Register's Office for Davidson County, Tennessee; Certification of Compliance form MDHA of record in Book 7280, page 556, said Register's Office; Regulatory Agreement of record in Book 6479, page 982, said Register's Office; Loan Agreement of record in Book 6480, page 121, assigned in Book 6480, page 121, said Register's Office; Restrictive covenants contained in instruments of record in Book 4220, page 723, Book 5196, page 441 and Book 6236, page 263, Register's office for Davidson County, Tennessee.

This is improved property being three apartment buildings known together as Acklen Park Apartments, and having the respective addresses of 1301, 1303 and 1305 Acklen Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this _____ day of August, 2013.

Galleon Properties, LLC, a Tennessee limited liability company

By: _____
William A. Shipp, Jr., Chief Manager

REBECCA LYNN-MORIARITY
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, personally appeared William A. Shipp, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of **Galleon Properties, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Brentwood, Tennessee this the 29th day of August, 2013.

_____
Notary Public

My Commission Expires: 02-24-15



State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2013.

Notary Public

My Commission Expires: 02-24-15