Return to and
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Hickory Nashville, L.P. 2722A Old Elm Hill Pike Nashville, TN 37214	Same	16300036500 16300041900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HICKORY MANOR LTD., L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to HICKORY NASHVILLE, L.P., a Tennessee limited partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as Hickory Manor Apartments, located at 2900 Hamilton Church Road, Antioch, Tennessee 37013.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

BILL GARRETT, Davidson County
Trans:T20130093463 DEEDWARRSP
Recvd: 10/31/13 16:06 6 pgs
Fees:33.00 Taxes:19221.50
20131031-0113296

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 30th day of October, 2013.

Hickory Manor Ltd., L.P.

By: Hickory Manor Associates, Inc.,
its General Partner

By: T. Turner Snodgrass
Name: T. Turner Snodgrass
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, T. Turner Snodgrass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Hickory Manor Associates, Inc., a Tennessee corporation, the general partner of Hickory Manor Ltd., L.P., a Tennessee limited partnership, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 30th day of October, 2013.

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Brenda Reynolds
Notary Public

My Commission Expires:

5/5/15

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,195,000.00.

T. Turner Snodgrass

Sworn to and subscribed before me this 30th day of October, 2013.

BRENDA REYNOLDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

5/5/15

EXHIBIT A

Tract 1:

Land located in Davidson County, Tennessee:

Being a parcel of land in Nashville, First Civil District, 29th Councilmanic District, Davidson County, Tennessee, located generally in the northwest quadrant of the intersection of Zellda Avenue and Hamilton Church Road, said parcel being a portion of Lot 3 of The Hickory Highlands Master Plat, as of record in Book 6900, page 562, Register's Office for said County, sand being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Hamilton Church Road, said point being located N 01° 41 44 E, 25.98 feet from the northerly terminus of the curve return to Zellda Avenue and Hamilton Church Road; thence leaving said westerly right-of-way of Hamilton Church Road and following the north property line of TBCREC Residential No. 1, of record in Book 8539, page 765, Register's Office for said County, the following calls: N 89° 58 28 W, 635.76 feet to a set iron pin; N 88° 54 54 W, 626.20 feet to a set iron pin; thence leaving said northerly property line with the easterly property line of Southeast Acquisitions, of record in Deed Book 8105, page 356, said Register's Office, N 45° 58 31 E, 1,112.00 feet to a point; thence leaving said easterly property line of Southeast Acquisitions with a severance line, the following calls: S 41° 21 42 E, 556.92 feet to a point; S 88° 18 16 E, 105.08 feet to a point in the westerly right-of-way line of Hamilton Church Road; thence with said right-of-way line, S 01° 41 44 W, 364.00 feet to the point of beginning and containing 563,062 square feet to 12.93 acres more or less.

Being the same property conveyed to Hickory Manor Ltd., a Limited Partnership from Harding University Inc., an Arkansas Corporation by deed of record in Book 9542, page 728, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Being a certain Tract or Parcel of land lying and being in the 1ST Civil District, 29TH Councilmanic District of Davidson County, Tennessee, being a Portion of the Howard Lee Spain, Jr. Property, as recorded in Deed Book 20100929.0077439, in the Register's Office of Davidson County (R.O.D.C.), Tennessee, Tax Map 136, Parcel 012800, and is more particularly described as follows:

Beginning at a Set Iron Pin on the West Right-of-Way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number, 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax Map 163, Parcel 036500,and also being the Southeast corner of the herein Described Property; thence along the North Property Line of the afore said Hickory Manor Apartments, Lot 1, N88°-18'-16"W, 105.08 feet to a Punch Mark in the Existing Sidewalk; thence following the Common Line of Lot 1 and Lot 2, Plat Book 9700, Page 103, R.O.D.C., N41°-21'-42"W, 21.74 feet to a Set Iron Pin; thence leaving said Common Line on a New Line severing the aforesaid Hickory Manor, Ltd. Property, N59°-37'-28"E, 44.63 feet to a Set Iron Pin; thence S82°-32'-27"E, 82.53 feet to a Set Iron Pin in the West Right-of-Way of Hamilton Church Road; thence along said Right-of-Way S01°-41'-44"W, 31.29 feet to a Set Iron Pin, said pin being the Point of Beginning, containing 0.09 Acres or 3840.55 Square Feet, more or less.

Being the same property conveyed to Grantor by deed from Howard Lee Spain, Jr. of record in Instrument No. 20110419-0030149, Register's Office for Davidson County, Tennessee, dated April 19, 2011.

Tract 3 (Appurtenant Easement):

Easement contained in Deed of record in Instrument No. 201104190030149, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the plat of record in Book 9700, Page 103, and Book 6250, page 13, in the Register's Office for Davidson County, Tennessee. (Both Tracts)

3. Right of Way Agreement of record in Book 2203, page 575, as assigned in Book 2875, page 299, in the Register's Office for Davidson County, Tennessee. See also Partial Release in Book 4457, page 377, in said Register's Office. (Both Tracts)

4. Declarations of Covenants and Restrictions of record in Book 6301, page 745, as amended in Book 9659, page 14, in the Register's Office for Davidson County, Tennessee. (Both Tracts)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7775, page 361, in the Register's Office for Davidson County, Tennessee. (Both Tracts)

6. Declaration of Land Use Restrictive Covenants for Low Income Houseing Credits of record in Book 10302, page 76, in the Register's Office for Davidson County, Tennessee. (Tract I)

7. Easement of record in Book 10964, page 760, in the Register's Office for Davidson County, Tennessee. (Both Tracts)

8. Grant of Easement of record in Instrument No. 201211140104725, in the Register's Office for Davidson County, Tennessee. (Both Tracts)

9. Stormwater Detention Agreement of record in Instrument No. 200412090146978, in the Register's Office for Davidson County, Tennessee. (Tract II)

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