This instrument prepared by, and
after recording return to:
Peak Capital Partners
4956 North 300 West, 3rd Floor
Provo, Utah 84604
Attn: Carl Clark, Esq.

Davidson County DEEDWARRSP
Recvd: 11/07/13 10:58 6 pgs
Fees:33.00 Taxes:48840.00
20131107-0115589

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Dunn	Jamie Dunn PC Hickory LLC	16300005700
4956 North 300 West, 3rd Floor	4956 North 300 West, 3rd Floor	
Provo, Utah 84604	Provo, Utah 84604	

THIS INDENTURE WITNESSETH, that New Birnam Wood Associates, L.P., a Pennsylvania limited partnership ("Grantor"), CONVEYS AND SPECIALLY WARRANTS to PC Hickory, LLC, a Utah limited liability company ("Grantee"), FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, have this day bargained and sold, and do hereby transfer and convey unto the said Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

[SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN]

STATE OF Pennsylvania

COUNTY OF Montgomery

The actual consideration of value whichever is greater, for this transfer is $13,200,000
Subscribed and sworn to before me this the 28th *day of* October, *2013*

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CAROL O'DONNELL, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires April 16, 2016
(Affix Seal)

Affiant _____

Notary Public Carol O'Donnell

This is unimproved property known as Hickory Trace Apartments located in Davidson County, State of Tennessee situated:

(300 Hickory Hollow Place) (Antioch, Tennessee 37013)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 28th *day of* October, *2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NEW BIRNAM WOOD ASSOCIATES, L.P.,
a Pennsylvania limited partnership

By: NEW BIRNAM WOOD, INC.,
a Pennsylvania corporation, its general partner

By: _____
Name: S. Michael Cohen
Title: President

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, Carol O'Donnell *a Notary Public in and for said County and State,* S. Michael Cohen, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that* he *is the* PRINCIPAL *of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand, at office in Wynnewood, *this* 28th *day of* October, *2013.*

Notary Public

Carol O'Donnell

My Commission Expires: 4-16-2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CAROL O'DONNELL, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires April 16, 2016

EXHIBIT A

A certain tract or parcel of land in the 28th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being bounded on the north by Mount View Road and A.J. Rainey, et ux, of record in Deed Book 2245, Page 528, Register's Office, Davidson County, Tennessee (R.O.D.C.), on the east by Lot 4, Section One, Hickory Hollow Mall, Ring Road and Lot 1, Section One, Hickory Hollow Mall, of record in Plat Book 5050, Page 25, R.O.D.C., on the south by Lot D-2, Hickory Hollow Mall, Section 17, Revision 1 of record in Instrument No.20021120-0144169, R.O.D.C. and Patricia Dale Sapp of record in Deed Book 10548, Page 109, R.O.D.C., on the west by Hickory Hollow Townhomes, Phase 1 of record in Plat Book 9700, Page 539, R.O.D.C. and Mill Park, Phase 2, of record in Instrument No.200007060066999, R.O.D.C., and being more particularly described as follows:

Beginning at a concrete monument (old) in the southerly right-of-way of Mount View Road, said monument being the northeast corner of the subject tract and the northwest corner of the said Lot 4, Section 1, Hickory Hollow Mall; thence leaving said Mount View Road, with the westerly line of said Lot 4, Section 1, Hickory Hollow Mall and said Lot D-2, Hickory Hollow Mall, Section 17, Revision 1, South 21 degrees 04 minutes 27 seconds West, 1000.42 feet to an iron rod (old) in the westerly right-of- way of said Ring Road; thence,

With the westerly right-of-way of said Ring Road, with a curve to the left, having a central angle of 32 degrees 58 minutes 00 seconds, a radius of 700.00 feet, an arc length of 402.76 feet and a chord bearing and distance of South 04 degrees 35 minutes 28 seconds West, 397.23 feet to a P-K Nail(new); thence,

Continuing with said Ring Road, with a curve to the left, having a central angle of 04 degrees 57 minutes 47 seconds, a radius of 360.00 feet, an arc length of 31.18 feet and a chord bearing and distance of South 14 degrees 50 minutes 15 seconds East, 31.17 feet to an iron rod (old), said iron rod (old) being the northeast corner of Lot D-2, Hickory Hollow Mall, Section 17, Revision 1; thence,

Leaving said Ring Road, with said Lot D-2, for the next 3 calls:

1. With a curve to the right, having a central angle of 62 degrees 44 minutes 56 seconds, a radius of 136.28 feet, an arc length of 149.25 feet and a chord bearing and distance of North 77 degrees 47 minutes 04 seconds West, 141.90 feet to an iron rod (old); thence,
2. North 45 degrees 28 minutes 25 seconds West, 100.97 feet to an iron rod (old); thence,
3. South 44 degrees 16 minutes 04 seconds West, 315.61 feet to an iron rod (old) with cap stamped "LittleJohn", said iron rod (old) being the northeast corner of Patricia Dale Sapp property, thence.

With the northerly line of said Sapp property, North 58 degrees 26 minutes 22 seconds West, 312.30 feet to an iron rod (old), said iron rod (old) being the northeast corner of Lot 2, Hickory Hollow Townhomes and the southeast corner of Phase 1 Hickory Hollow Townhomes; thence.

With said Phase 1 and Mill Park, Phase 2 for the next 3 calls:

1. North 12 degrees 40 minutes 27 seconds East, 735.10 feet to an iron rod (old); thence,
2. North 04 degrees 16 minutes 58 seconds East, 249.62 feet to an iron rod (old); thence,
3. North 05 degrees 57 minutes 43 seconds East, 264.96 feet to an iron rod (old), said iron rod (old) lying in the southerly line of said A.J. Rainey property; thence,

With the southerly line of said A.J. Rainey property, South 83 degrees 29 minutes 36 seconds East, 480.95 feet to an iron rod (old), said iron rod (old) being the southeast corner of said A.J. Rainey property; thence,

With the easterly line of said Rainey property, North 00 degrees 05 minutes 07 seconds West, 228.84 feet to a concrete monument (old) in the southerly right-of-way line of Mount View Road; thence,

Leaving said Rainey property, with said right-of-way, South 78 degrees 12 minutes 00 seconds East, 404.19 feet to the **Point of Beginning**, containing 931,760 square feet or 21.390 acres more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to New Birnam Wood Associates, L.P. of record in Instrument No. 20050311-0027438, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Deed of Declaration of record in Book 5091, page 533 as amended in Book 5249, page 450 and Book 5318, page 762 of said register's office.

Together with Permanent Access Easement contained in instrument of record in Book 5951, page 14, Register's Office, Davidson County, Tennessee, as follows:

Being a parcel of land in the 1st (formerly 5th) Civil District, Nashville, Davidson County, Tennessee, located south of Mount View Road, north of Hickory Hollow Parkway and being part of property owned by Sears, Roebuck and Co., Section One, Hickory Hollow Mall, Map 163, Parcel 221, as of record in Plat Book 5050, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly property line of Section One, Parcel 221, Hickory Hollow Mall, 1,395.19 feet from the southerly margin of Mount View Road; thence, North 78 degrees 54 minutes, 15 seconds East, 65.00 feet; thence, southerly with a curve to the left having central angle of 00 degrees 44 minutes 15 seconds ____ radius of 635.00 feet, and a distance of 8.17 feet; ____e South 11 degrees 50 minutes East 50.11 feet; thence, southeasterly with a curve to the left having a central angle of 27 degrees 31 minutes, a radius of 229.73 feet and a distance of 150.42 feet; thence South 49 degrees 21 minutes East, 91.74 feet; thence South 40 degrees 19 minutes West, 48.00 feet; thence North 49 degrees 21 minutes West 91.74 feet; thence, northwesterly with a curve to the right having a central angle of 37 degrees 31 minutes, a radius of 360.00 feet, and a distance of 235.72 feet, the beginning of a compound curve to the right; thence with said curve having a central angle of 00 degrees 44 minutes 15 seconds, a radius of 700.00 feet, and a distance of 9.01 feet to the point of beginning; containing 0.39 acres, more or less, as shown in that plat prepared by Barge, Waggoner, Sumner & Cannon, bearing File No. 4420-19, dated April 27,1982, revised May 4,1982.

BEING the same premises which Wimsatt-Hickory Trace, a Kentucky General Partnership, by virtue of Special Warranty Deed recorded on March 11, 2005, as Instrument # 20050311-0027438, Davidson County, Tennessee Records, granted and conveyed unto New Birnam Wood Associates, LP, a Pennsylvania limited partnership, in fee.

True Copy Certification

I, Karen L. Mark, do hereby make oath that I am a ~~licensed attorney and/or~~ 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.

Karen L. Mark

Signature

State of Pennsylvania:

County of Philadelphia:

Personally appeared before me, Adelaida Quintanilla, a notary public for this county and state, Karen L. Mark, who acknowledges that this certification as custodian of the electronic document is true and correct and whose signature I have witnessed.

Adelaida Quintanilla

Notary's Signature

My Commission Expires: _____
Notary' Seal

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adelaida Quintanilla - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES FEB. 23, 2014