BILL GARRETT, Davidson County
Trans:T20140007625 DEEDWARRSP
Recvd: 02/03/14 11:16 5 pgs
Fees:28.00 Taxes:74.00
20140203-0009313

SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer
Paul J. Goldman Goldman Attorneys, PLLC 210 Washington Avenue Extension Square Albany, New York 12205	Summit Tennessee I, LLC 1640 S. Sepulveda Blvd #308 Los Angeles, California 90025
After Recording Return To:	Source of Grantor's Title:
Salvador P. LaVina Eisner Kahan Gorry Chapman Ross & Jaffe 9601 Wilshire Boulevard Suite 700 Beverly Hills, California 90210	Deed recorded in the Davidson County Register's Office as Instrument #20111121-0090980
	Tax Parcel No. 14711002900

STATE OF CALIFORNIA)
) SS.:
COUNTY OF LOS ANGELES)

I, or we, hereby swear or affirm that the actual consideration for the transfer of the property transferred, whichever is greater, is $20,000.

SUMMIT TENNESSEE I, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Joseph S. Rosen, President

State of California)
) SS
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 29th day of January, 2014, by Joseph S. Rosen, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)

JAIME ALMANZA
Commission # 1933749
Notary Public - California
Los Angeles County
My Comm. Expires Apr 24, 2015

Signature _____

THIS SPECIAL WARRANTY DEED, made January 31, 2014 by **JAMESTOWN APARTMENTS LAND VENTURE, GP** a Tennessee general partnership, whose mailing address is c/o First Management Services, 1205 Division Street, Nashville, Tennessee 37203 ("Grantor"), to **SUMMIT TENNESSEE I, LLC**, a Delaware limited liability company, with a mailing address at 1640 S. Sepulveda Blvd., #308, Los Angeles, California 90025 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee.

A certain tract of land located in the Sixth Civil District of Davidson County, Tennessee which is more particularly described on Exhibit "A" attached hereto according to ALTA/ACSM Land Title Survey dated 11/26/2013, Job No. 13-1110, revised 12/23/2013 revised 1/2/2014, revised 1/24/2014, and last revised 1/29/2014, by Crawford & Cummings, PC:.

Being the same property conveyed to Jamestown Apartment Land Ventures, GP, by deed of record in Instrument #20111121-0090980, Register's Office, Davidson County, Tennessee.

TO HAVE AND HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that the Grantor has a good and lawful right to sell and convey the same.

GRANTOR FURTHER COVENANTS with said Grantee and binds itself, its heirs, successors, and assigns to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whatsoever.

All warranties of the Grantor herein contained are expressly limited to those persons or parties claiming by through or under Grantor.

Subject to all easements, covenants and restrictions that are of record at said Register's Office.

IT WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgement below but to be effective for all purposes as of the date first above written.

	GRANTOR:
Witnesses: Print Name: Paul J. Goldman	JAMESTOWN APARTMENTS LAND VENTURE, GP, A Tennessee general partnership By: _____ Morris Massry, Authorized Representative
Witnesses: Monica L Barfield Print Name: Monica L. Barfield	By: _____ W. Kirby Davis, Jr., Authorized Representative

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On the 27th day of January, 2014, before me, the undersigned, personally appeared MORRIS MASSRY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

PAUL J. GOLDMAN
Notary Public, State of New York
No. 4864023
Qualified in Albany County
Commission Expires: June 09, 2014

STATE OF TENNESSEE)
) ss.:
COUNTY OF DAVIDSON)

On the 28th day of January, 2014, before me, the undersigned, personally appeared W. KIRBY DAVIS JR. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Monica L Barfield
Notary Public

MONICA L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the 27th councilmanic district of Metropolitan Nashville, Davidson County, Tennessee being the same property conveyed to Jamestown Apartments Land Venture, GP, of record in instrument number, 201111210090980, R.O.D.C., TN also being parcel 29 on tax map 147-11 (parcel id: 14711002900) and being more particularly described as follows:

Beginning at a concrete monument (old) in the northeast corner of said property and also being the South East corner of Donald Jones of record in Deed Book 5887, Page 226, R.O.D.C., TN;
Thence, along the west line of Everado Santiago-Jilian, of record in instrument number: 201301240007933, R.O.D.C., TN, S 11°41'22" E passing a 1-2" iron pin (old) at 29.86', and along R & B Investments of record in Instrument number: 200307280104732, R.O.D.C., TN, west line for a total distance of 199.13' to an 1-2" iron pin (old);
Thence, continuing with west line of R & B Investments, N 88°23'03" W a distance of 40.14' to an 2" iron pipe (old) at a corner of Bibisco, Inc. of record in Deed Book 10128, page 244, R.O.D.C., TN;
Thence, along the Bibisco, Inc. for the next two calls;
Thence, N 82°06'04" W a distance of 165.68' to a concrete monument (old);
Thence, N 02°10'08" W a distance of 186.32' to a concrete monument (old) at the southwest corner of Donald Jones, ET UX, of record in
Deed Book 5887, page 226, R.O.D.C., TN
Thence, with Jones's line S 84°59'11" E a distance of 172.00' to a concrete monument (old);
Which is the point of beginning, having an area 35,650 sq. ft., 0.82 acres, more or less.