This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 02/26/14 15:14 6 pgs
Fees:33.00 Taxes:13135.00
20140226-0016568

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Ashler Oaks, LLC 15332 Antioch Street Suite 540 Pacific Palisades, California 90272	Same
Map & Parcel No.: 09400008700	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Roundtree Associates, LTD, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto Ashler Oaks, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1617 Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

Grantee agrees to assume liability for and to pay all property taxes for current and subsequent years, in addition to all property taxes due and owing for prior years.

0209-19002

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of ~~September, 2011~~ February, 2014.

ROUNDTREE ASSOCIATES, LTD, L.P.

By: KNOX & LEE INVESTMENTS, INC.,
Its General Partner

By: Carter E. Howard
Carter A. Howard, ~~General Partner~~ Secretary

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Carter A. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary ~~General Partner~~ of Knox & Lee Investments, Inc., a Tennessee corporation, being the General Partner for Roundtree Associates, LTD, L.P., a Tennessee limited partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 25th day of February, 2014.

Kimberly D. Hicks
NOTARY PUBLIC

My Commission Expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,550,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2014.

NOTARY PUBLIC

My Commission Expires:

2-20-17

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Legal Description

LAND in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being a parcel of property more particularly bounded and described according to a survey of John H. Wright, of Barge, Waggoner, Sumner, and Cannon, dated March 8, 1978, and last revised March 17, 1986, bearing File No. 6591, as follows:
>
> Beginning at a concrete right of way monument in the south margin of Lebanon Road, located N 81 degrees W, 341.5 feet more or less from the centerline of Old Lebanon Road: thence, with the southerly margin of Old Lebanon Road, S 67 degrees 50 minutes E, 39.0 feet; thence, S 64 degrees 40 minutes E, 228.0 feet; thence, leaving Lebanon Road with the west line of William B. Adams et ux as of record in Book 6389, page 628, R.O.D.C. Tennessee, S 23 degrees 00 minutes W, 211.0 feet; thence, with an old fence, Adams' south line, S 74 degrees 30 minutes E, 283.0 feet; thence, with Boyd Adams' west line, S 01 degrees 03 minutes E, 740.0 feet to a point in the north line of Ingram Book Company; thence, with Ingram's north line, N 87 degrees 55 minutes W, 244.0 feet along a fence to an iron p in; t hence, w ith a n o ld f ence, N 14 de grees l 5 m inutes W , 181. 00 f eet; thence, N l5 degrees l0 minutes W, 265.0 feet; thence, N l4 degrees l0 minutes W, 300.0 feet; thence, N l5 degrees 40 minutes W, 174.0 feet; thence, N 08 degrees l5 minutes E, 226.0 feet to the point of beginning, containing 7.45 acres, more or less, 324,432 square feet.

Being the same property conveyed to Roundtree Apartments, Ltd., a Tennessee limited partnership by Warranty Deed from Robert A. Finley, Trustee of record in Book 6396, Page 694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roundtree Associates, Ltd., a Tennessee limited partnership by Warranty Deed from Roundtree Apartments, Ltd., a Tennessee limited partnership of record in Book 6822, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roundtree Associates, Ltd., a Tennessee limited partnership by Quit Claim Deed from Roundtree Apartments, Ltd., a Tennessee limited partnership of record in Book 6822, Page 8, Register's Office for Davidson County, Tennessee.

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Exhibit B

Exceptions

1. County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

2. Right-of-Way for Lebanon Pike, as much as therein may lie.

3. Right of Way Easement of record in Book 437, Page 54, said Register's Office.

4. Easement for Colonial Pipeline across southeast corner as shown on survey by W.R. Seigenthaler & Co., dated June 20, 1967, as set forth in Deed of record in Book 6822, Page 3, said Register's Office.

5. Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 3770, Page 57, Book 5599, Page 973 and Book 5599, Page 976, said Register's Office.

6. Subject to rights of others in possession under the terms and conditions contained in the Memorandums of Leases of record in Book 7934, Page 839, Book 9439, Page 910 and Book 11082, Page 739, said Register's Office.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

Sandra S. Jackson

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

