Davidson County DEEDWARRSP
Recvd: 04/03/14 14:20 6 pgs
Fees:33.00 Taxes:197025.00
20140403-0027854

True Copy Certification

I, Tralyn McDowell, 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.

Signature

State of IL

County of Cook

Personally appeared before me, Juanita Chandler, a notary public for this county and state, Tralyn McDowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NOTARY PUBLIC OFFICIAL SEAL STATE OF ILLINOIS
JUANITA CHANDLER
MY COMMISSION EXPIRES
FEBRUARY 18, 2016

My Commission Expires: February 18, 2016

Notary' Seal (if on paper)

New Owner:
Vista Germantown Apartments, L.P.
c/o Avison Young, Attn: Amy Erixon
18 York Street, Suite 400
Toronto, Ontario M5J 2T8
CANADA

THIS INSTRUMENT PREPARED BY:
Scott D. Irwin, Esq.
Associated Estates Realty Corporation
1 AEC Parkway
Richmond Heights, OH 4414

Send Tax Bills To:
c/o Avison Young
18 York Street, Suite 400
Toronto, Ontario M5J 2T8
Canada
Attn: Amy Erixon

This is improved property known as:
Vista Germantown
515 Madison Street
Nashville, Tennessee 37208
Map & Parcel No: 082-130-199-00

SPECIAL WARRANTY DEED

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, **AERC BRISTOL GERMANTOWN JV, LLC**, a Delaware limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **VISTA GERMANTOWN APARTMENTS, L.P.,** , a Delaware limited partnership (herein referred to as "Grantee"), its successors and assigns, forever, the following described real property located in Davidson County, Tennessee, and further described on Exhibit "A" attached hereto, including, without limitation, all rights, easements and privileges, appurtenances to said real property, all buildings structures, fixtures and other improvements located on said real property and all of Grantor's interest , if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2014 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of the Property to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

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

WITNESS this the 2nd day of April, 2014.

AERC BRISTOL GERMANTOWN JV, LLC,
a Delaware limited liability company
By: Associated Estates Realty Corporation,
Its Sole Member

By:_____
Print Name: Scott D. Irwin
Its: Senior Vice President

STATE OF OHIO)

COUNTY OF CUYAHOGA)

The actual consideration for this transfer or the value of the property, whichever is greater is $53,250,000.00.

_____
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2014.

_____
Notary Public

My Commission Expires:

February 27, 2015

SUSAN L. MORAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Feb. 27, 2015

EXHIBIT A

LEGAL DESCRIPTION

A tract of land located in the 19th Councilmanic District of Davidson County, Tennessee, being Lot 1 as shown on the Final Plat of Bristol Germantown - Jefferson Street Property, of record as Instrument No. 20090205-0009857 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being also described as:

A tract of land located in the 19TH Council District of Davidson County, Tennessee. All of parcel 199, on Tax map 82, subgroup 13 as shown on tax maps at the Tax Assessor's Office of Davidson County, Tennessee. Being the same properties referenced on Instrument No. 20090205-009857, Final Plat of Bristol Germantown - Jefferson Street Property and Instrument No. 20070629-0077986 in the Register of Deeds office in Davidson County, Tennessee Bounded on the north by the south margin of Madison Street (30' right of way), on the south by the north margin of Jefferson Street (right of way varies), on the east by the west margin of 5th Avenue North (49.5' right of way), and on the west by the east margin of 6th Avenue North (49.5' right of way), and being more particularly described as follows:

Beginning at a "X" scribed on the concrete sidewalk at the south west margin of the intersection of Madison Street and 5th Avenue North, said point being the northeast corner of the property herein described, having a Tennessee State Plane Coordinate of North — 671,395.65, East — 1,735,899.58 and being more particular described as follows:

Thence with the west margin of 5TH Avenue North, South 27°24'22" East a distance of 326.07' to an iron pin set;

Thence with a curve turning to the right with an arc length of 41.41', with a radius of 25.00', with a chord bearing of South 20°02'55" West, with a chord length of 36.84' to an iron pin set;

Thence with the northerly margin of Jefferson Street, South 67°30'12" West a distance of 46.43' to an iron pin set;

Thence with a curve turning to the right with an arc length of 238.02', with a radius of 2140.70', with a chord bearing of South 70°41'19" West, with a chord length of 237.90' to a PK nail set in asphalt;

Thence South 73°52'26" West a distance of 29.42' to a PK nail set in asphalt;

Thence with a curve turning to the right with an arc length of 34.35', with a radius of 25.00', with a chord bearing of North 66°46'10" West, with a chord length of 31.71' to a PK nail set in the asphalt;

Thence with the east margin of 6TH Avenue North, North 27°24'46" West a distance of 285.55' to an "X" scribed in the concrete;

Thence with the south margin of Madison Street, North 62°57'48" East a distance of 357.93' to the point of beginning, having an area of 119,292 square feet, 2.74 acres.

Being the same property conveyed to AERC BRISTOL GERMANTOWN JV, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 20100928-0077233, Register's Office for Davidson County, Tennessee.

STATE OF OHIO)

COUNTY OF CUYAHOGA)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Scott D. Irwin, 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 Senior Vice President of Associated Estates Realty Corporation, the Sole Member of AERC Bristol Germantown JV, LLC the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 31st day of March, 2014.

Susan L. Moran
NOTARY PUBLIC
SUSAN L. MORAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Feb. 27, 2015

My Commission Expires:

February 27, 2015