BILL GARRETT, Davidson County
Trans:T20140029918 DEEDWARRSP
Recvd: 05/01/14 12:53 5 pgs
Fees:28.00 Taxes:20350.00
20140501-0036868

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No(s).:
Bachrach Partners, L.P. **400 Wayside Court** **Nashville, Tennessee 37205**	**Same**	**034-05-0 122.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALTA LOMA APARTMENTS, L. P.**, a Tennessee limited partnership (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **BACHRACH PARTNERS, L.P.**, a Tennessee limited partnership (referred to hereinafter as "Grantee"), a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as Alta Loma Apartments, 1598 Crestview Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the 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, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2014 and subsequent years, liens but not yet due and payable; (2) all matters shown on the Plan of record in Plat Book 4470, Page 70, Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of Easement

for Storm Sewers and/or Sanitary Sewers of record in Book 5697, Page 714, Register's Office for Davidson County, Tennessee; (4) Easement for Storm Sewers and/or Sanitary Sewers, of record in Book 7586, Page 374, Register's Office for Davidson County, Tennessee; and (5) Grant of Easement of record as Instrument No. 20130726-0077474, Register's Office for Davidson County, Tennessee.

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 and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 30th day of April, 2014.

ALTA LOMA APARTMENTS, L.P.
(Grantor)

By: Alta Loma, LLC
(its General Partner)

By: _____
Frank F. Ghertner, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $5,500,000.00.

Bachrach Partners, L.P. (Affiant)

By: _____
Print Name: ALAN F. BACHRACH
Title: General Partner

Subscribed and sworn to before me, this 30TH day of April, 2014.

_____
NOTARY PUBLIC

My Commission Expires:

_____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 3, 2017

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

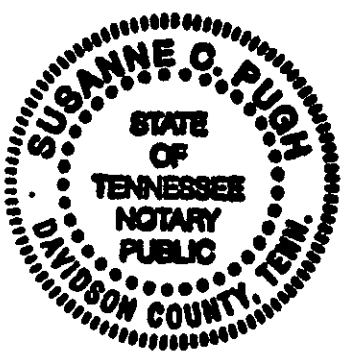
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank F. Ghertner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Alta Loma, LLC, a Tennessee limited liability company, which is the general partner of Alta Loma Apartments, L.P., a Tennessee limited partnership, the within-named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Alta Loma Apartments, L.P., by its general partner, Alta Loma, LLC, a Tennessee limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 2014.

Susanne C. Pugh
Notary Public

My commission expires:

May 20, 2014



SCHEDULE A
(Property Description)

LAND in Davidson County, Tennessee, being Tract 1 on the Plan of Gregory & Adler Resubdivision of Alta Loma, of record in Book 4470, page 70, of the Register's Office for Davidson County, Tennessee.

SAID Tract 1 begins at a concrete monument, said monument being South 5°54' West 50 feet from the centerline of Alta Loma Road and North 75°01' West 25 feet from the centerline of Crestview Drive; thence South 5°54' West 365.33 feet to a concrete monument; thence with a curve to the left having a radius of 2461.74 feet and an angle of 4°42' a distance of 201.94 feet; thence South 1°12' West 187.30 feet to a concrete monument; thence North 86°48' West 568.16 feet to the easterly margin of the L & N Railroad; thence with the easterly margin of said railroad right-of-way North 2°51'50" East 669.07 feet to a point; thence leaving said railroad right-of-way South 75°37'10" East 349.58 feet to a concrete monument; thence North 11°51'40" East 220.23 feet to a concrete monument; thence South 75°01' East 192.40 feet to a concrete monument, the beginning of a curve; thence around said curve to the right having a radius of 25 feet and an angle of 80°55' a distance of 35.31 feet to the point of beginning, containing 9.092 acres, more or less.

Being the same property conveyed to Alta Loma Apartments, L.P., a Tennessee limited partnership, in Instrument No. 20040610-0069058, Register's Office for Davidson County, Tennessee.

