Davidson County	DEEDWARR
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Fees:43.00 Taxes:51060.00	
20140523-0044708	

This Instrument Prepared By:

Starr Finley LLP
One California Street, Suite 300
San Francisco, CA 94111

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Spyglass Nashville TN LLC 48 Everett Road Demarest, NJ 07627-1225 Attn: Adam Cohen	Spyglass Nashville TN LLC 48 Everett Road Demarest, NJ 07627-1225 Attn: Adam Cohen	86-188.00 and 08600018800

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Thirteen Million Eight Hundred Thousand Dollars ($13,800,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, GREEN LEAF HERMITAGE, LLC, a Delaware limited liability company, as to a 68.2% tenancy in common interest, and GREEN LEAF HERMITAGE II, LLC, a Delaware limited liability company, as to a 31.8% tenancy in common interest, as tenants in common (herein "Grantor") does hereby bargain, sell, transfer and convey unto SPYGLASS NASHVILLE TN LLC, a Tennessee limited liability company (herein "Grantee"), the property described on **Exhibit A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20 day of May 2014.

GRANTOR:

GREEN LEAF HERMITAGE, LLC,
a Delaware limited liability company

By: RCMG HERMITAGE, LLC,
a Delaware limited liability company,
Its Manager

By: RCMG II, LLC,
a Delaware limited liability company,

By: _____
Thomas A. Hall,
Manager

GREEN LEAF HERMITAGE II, LLC,
a Delaware limited liability company

By: RCMG HERMITAGE, LLC,
a Delaware limited liability company,
Its Manager

By: RCMG II, LLC,
a Delaware limited liability company,

By: _____
Thomas A. Hall,
Manager

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On May 20, 2014, before me, Cristin Kiper Sanchez Notary Public, personally appeared THOMAS A. HALL, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Notary Public

STATE OF New Jersey)

COUNTY OF Bergen)

I, Adam Cohen, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $13,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SPYGLASS NASHVILLE TN, LLC,
a Tennessee limited liability company

By: _____
Adam Cohen, Lead Manager
Affiant-Grantee

Subscribed and sworn to before
me this 21 day of May,
2014.

Thomas Lee
Notary Public

My Commission Expires: March 6, 2018

THOMAS TOM LEE
Notary Public
State of New Jersey
My Commission Expires Mar 6, 2018

EXHIBIT A'

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN NASHVILLE, SECOND CIVIL DISTRICT, THIRTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY SIDE OF OLD HICKORY BOULEVARD, NORTH OF CENTRAL PIKE, BEING A PART OF LOT NO.1 AS SHOWN ON THE PLAN OF HERMITAGE WOODS, PHASE 1, AS OF RECORD IN BOOK 4460, PAGE 82, AND AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4615, PAGE 938, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF OLD HICKORY BOULEVARD, SAID POINT BEING THE NORTHERLY TERMINUS OF A CURVE RETURN TO NORTHERLY RIGHT-OF-WAY LINE OF HERMITAGE WOODS DRIVE, A PUBLIC DRIVE;

THENCE, WITH SAID NORTHERLY LINE AND THE SOUTHERLY LINE OF PHASE II - A, HERMITAGE WOODS CONDOMINIUM APARTMENTS AS OF RECORD IN BOOK 4860, PAGES 62, 63 AND 64, R.O.D.C., AND THE SOUTHERLY LINE OF PROPERTY CONVEYED TO HERMITAGE CRESTE APARTMENTS, L.P., BY DEED OF RECORD IN BOOK 8516, PAGE 754, R.O.D.C., THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT 26.18 FEET TO A POINT, SAID CURVE HAVING CENTRAL ANGLE OF 29°59'58", A RADIUS OF 50.00 FEET, A TANGENT OF 13.40 FEET AND A CHORD OF N 72°13'10" E, 25.88 FEET;

WITH A CURVE TO THE LEFT 215.15 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 58°25'00", A RADIUS OF 211.02 FEET, A TANGENT OF 117.98 FEET AND A CHORD OF N 27°59'46" E, 205.95 FEET;

N 00°51'00" E, 451.83 FEET TO A POINT;

WITH A CURVE TO THE RIGHT 304.14 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 52 °09'00", A RADIUS OF 334.15 FEET, A TANGENT OF 163.52 FEET AND A CHORD OF N 25°39'30" E, 293.75 FEET;

N 51°44'00" E, 2.00 FEET TO A POINT;

WITH A CURVE TO THE LEFT 37.46 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF ROCKWOOD DRIVE, A PUBLIC DRIVE AND THE EASTERLY LINE OF THE AFOREMENTIONED HERMITAGE CRESTE APARTMENTS, L.P. PROPERTY, SAID CURVE LEAVING A CENTRAL ANGLE OF 85 °51'07", A RADIUS OF 25.00 FEET, A TANGENT OF 23.25 FEET, AND A CHORD OF N 08°48'30" E, 34.05 FEET;

THENCE, WITH SAID LINE WITH A CURVE TO THE RIGHT 386.41 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 30°10'27", A RADIUS OF 733.73 FEET, A TANGENT OF 197.80 FEET, AND A CHORD OF N 19°01'30" W, 381.96 FEET;

THENCE, LEAVING SAID LINE WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO RANDALL PHILLIPS BUILDERS, INC., BY DEED OF RECORD IN BOOK 5584, PAGE 274, R.O.D.C., THE FOLLOWING CALLS:

N 84°00'00" E, 656.95 FEET TO A POINT; N 49°00'00" E, 335.00 FEET TO A POINT;

S 56°36'00" E, 100.00 FEET TO A POINT; N 39°00'00" E, 125.00 FEET TO A POINT;

S 58°59'00" E, 110.00 FEET TO A POINT IN THE WESTERLY LINE OF MARGARET ROBERTSON GARDEN APARTMENTS AS OF RECORD IN BOOK 5200, PAGE 447, R.O.D.C.,

THENCE, WITH SAID LINE S 25°31'00" W, 550.35 FEET TO A POINT;

THENCE, CONTINUING WITH SAID LINE S 15°29'00" E, 650 FEET TO A POINT;

THENCE, WITH THE WESTERLY LINE OF LOT NO. 104 AS SHOWN ON THE PLAN OF RE-SUBDIVISION OF LOTS 104-108, HERMITAGE WOODS, SECTION 3A AS OF RECORD IN BOOK 5190, PAGE 652, R.O.D.C., S 32°31'00" W, 200.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROCKWOOD DRIVE;

THENCE WITH SAID LINE THE FOLLOWING CALLS;

N 57°29'00" W, 678.75 FEET TO A POINT;

WITH A CURVE TO THE RIGHT 310.44 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°13'00", A RADIUS OF 925.60 FEET, A TANGENT OF 156.69 FEET AND A CHORD OF N 47°52'30" W, 308.99 FEET;

WITH A CURVE TO THE LEFT 39.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HERMITAGE WOODS DRIVE, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND A CHORD OF N 83°16'01" W, 35.36 FEET;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT 249.53 FEET, TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°09'00", A RADIUS OF 274.15 FEET, A TANGENT OF 134.16 FEET, AND A CHORD OF S 25°39'28" W, 241.01 FEET;

THENCE S 01°41'00" E, 451.83 FEET TO A POINT;

WITH A CURVE TO THE RIGHT 276.83 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°30'07", A RADIUS OF 291.02 FEET, A TANGENT OF 149.89 FEET AND A CHORD OF S 26°02'22" W, 266.51 FEET;

WITH A CURVE TO THE LEFT 74.44 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID CURVE HAVING A CENTRAL ANGLE OF 85°18'01", A RADIUS OF 50.00 FEET, A TANGENT OF 46.06 FEET, AND A CHORD OF S 10°38'44" W, 67.75 FEET;

THENCE, WITH SAID RIGHT-OF-WAY LINE N 32°00'00" W, 135.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 876,551.97 SQUARE FEET OR 20.1229 ACRES, MORE OR LESS.

TOGETHER WITH RIGHTS OF INGRESS/EGRESS AND ACCESS OVER, ACROSS AND TO HERMITAGE WOODS DRIVE, INCLUDING A CONNECTION WITH OLD HICKORY BOULEVARD, AS CURRENTLY LAID OUT AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY DATED PREPARED BY MK ASSOCIATES, DATED APRIL 15, 2008 AND KNOWN AS MK PROJECT NO. 4867-08-1560, AND ACCORDING TO (1) THE ACCESS EASEMENT IDENTIFIED ON THE PLAT ENTITLED ON THE PLAT OF HERMITAGE WOODS APARTMENTS, RECORDED IN BOOK 4460, PAGE 82, AND (2) THE RIGHT-OF-WAY TAKINGS IN FAVOR OF THE STATE OF TENNESSEE, RECORDED IN BOOK 7704, PAGE 716 AND (3) THE RIGHT-OF-WAY TAKINGS IN FAVOR OF THE STATE OF TENNESSEE RECORDED IN BOOK 8971, PAGE 104.

Being the same property conveyed to Green Leaf Hermitage, LLC by deed of record in Instrument No. 20101105-0089089, Register's Office for Davidson County, Tennessee and further conveyed to Green Leaf Hermitage, LLC as to a 68.2% tenancy in common interest and Green Leaf Hermitage II, LLC as to a 31.8% tenancy in common interest by deed of record recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, THOMAS HUG, 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 NEW YORK

County of NEW YORK

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTOPHER ADKINS

*THOMAS HUG

Notary's Signature

My Commission Expires: 17 DEC 2016

Notary' Seal (if on paper)

CHRISTOPHER S. ADKINS
NOTARY PUBLIC
02AD6273641
Queens County
COMMISSION EXPIRES
DECEMBER 17, 2016
STATE OF NEW YORK