This instrument prepared and return to:
Neil Harkavy, Esq.
Harkavy Shainberg Kaplan & Dunstan PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
Telephone No.: 901-866-5331

BILL GARRETT, Davidson County
Trans:T20140061154 DEEDWARR
Recvd: 08/19/14 10:45 4 pgs
Fees:23.00 Taxes:32560.00
20140819-0075121

WARRANTY DEED

THIS INDENTURE, is made and entered into as of this 15th day of August, 2014, by and between Horizon Realty, LLC, a Delaware limited liability company ("Grantor"), and Horizon Apartments, LLC, a Tennessee limited liability company ("Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

As described on Exhibit A hereto

Being the same property conveyed to Grantor in Trustee's Deed of record in Instrument No. 20081210-0119156, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, his heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit "B" attached hereto and made a part hereof, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of Grantor the day and year first above written.

Horizon Realty, LLC,
a Delaware limited liability company

By: _____
George Fakiris, Managing Member

STATE OF NEW YORK
COUNTY OF NASSAU

Personally appeared before me, William M. Thomas. Jr., a Notary Public of the state and county aforesaid, George Fakiris, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of Horizon Realty, LLC, a Delaware limited liability company, and that as such Managing Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Managing Member.

WITNESS my hand and official seal at office this 11th day of August, 2014.

Notary Public

My commission expires: February 28, 2016

WILLIAM M. THOMAS, JR.
Notary Public, State of New York
No. 01TH3968535-Nassau County
Comm. Expires February 28, ~~2010~~ 2016

Tax Parcel ID Number: 148-00-0-150

Property address:
4601 Packard Drive
Nashville, TN 37211

Property owner and address, and
Mail tax bills to: (Person or Agency responsible for payment of taxes)

Horizon Apartments LLC
530 Silas Deane Highway
Wethersfield, CT 06109

T.G. No. CTCo. 4811737

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,800,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of August, 2014.

Notary Public

My commission expires: 2/28/2016

WILLIAM M. THOMAS, JR.
Notary Public, State of New York
No. 01TH3968535-Nassau County
Comm. Expires February 28, ~~2010~~
2016

EXHIBIT "A"

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 1 shown on the Plan of Cedar Hills Apartments, of record in Book 4955, page 28, Register's Office for Davidson County, Tennessee, described according to a survey made by Michael V. Holmes Company, dated August 26, 1975, revised July 15, 1976, as follows:

BEGINNING at a concrete monument in the northerly margin of Packard Drive, located 472.18 feet east of the east right-of- way of Creekside Drive, said monument being the southwest corner of said Resubdivision of Bavaria Apartment Site; thence North 3°06'29" East, 264.37 feet to a concrete monument; thence North 2°56'52" East, 124.08 feet to a concrete, monument; thence South 88°54' East 717.45 feet to an iron pin; thence South 2l°18' East 146.54 feet to an iron pin; thence South 60°08'56" West, 49.04 feet to an iron pin; thence South 29°51'04" East 89.67 feet to an iron pin; thence South 77°32'51" East 42.29 feet to an iron pin; thence North 68°05' East 166.0 feet to an iron pin; thence South 80°30' East 101.64 feet to an iron pin; thence South 37°09'34' East 353.37 feet to an iron pin in the northerly margin of Packard Drive; thence South 48°05' West 106.72 feet to an iron pin, the beginning of a curve to the right; thence following said curve along the northerly margin of Packard Drive, northwestwardly, having a radius of 601.72 feet, a distance of 810.40 feet to an iron pin; thence North 54°45' West, 285.51 feet to an iron pin, the beginning of a curve to the left; thence with the said curve having a radius of 343.25 feet westwardly 253.71 feet to the point of beginning, containing 14.091 acres or 613,796.593 square feet.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
2. Easement of record in Instrument No. 20061127-0145927, in the Register's Office for Davidson County, Tennessee, and as shown on survey prepared by H&H Land Surveying, Inc., as Job No. 2003-775 and as dated July 16, 2010.
3. Matters shown on the Plan of record in Plat Book 4955, Page 28, as amended in Book 5251, Page 722, in the Register's Office for Davidson County, Tennessee, and as shown on said survey.
4. Lease Agreement of record in Plat Book 6257, Page 598, in the Register's Office for Davidson County, Tennessee.
5. Encroachment of stone retaining wall over the southeastern boundary of the property, and as shown on said survey.
6. 12' sanitary sewer easement running through the southeast portion of the property, as shown on said survey.
7. 10' sanitary sewer easement located on the southern boundary line of the property, per Deed Book 4800, Page 742, in the Register's Office for Davidson County, Tennessee, and as shown on said survey.
8. Boundary Line License Agreement of record in Instrument No. 20110808-0060877, in the Register's Office for Davidson County, Tennessee.
9. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing of record in Instrument No. 20110725-0056655, in the Register's Office for Davidson County, Tennessee, as assigned by Assignment of Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing of record in Instrument No. 20110725-0056656, in the Register's Office for Davidson County, Tennessee. The indebtedness secured thereby which Grantee assumes and agrees to pay.