BILL GARRETT, Davidson County
Trans:T20140062731 DEEDWARRSP
Recvd: 08/25/14 10:38 5 pgs
Fees:28.00 Taxes:156140.00
20140825-0077193

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
SCG/TBR Brentwood Owner, LLC c/o Tribridge Residential, LLC 1575 Northside Drive Building 100, Suite 200 Atlanta, Georgia 30318	Same	171-000-035.00
This instrument prepared by: Bradley Arant Boult Cummings, LLP, Attn: Robert E. Wood 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, AB MERION BRENTWOOD, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to SCG/TBR BRENTWOOD OWNER, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those items listed on Exhibit B attached hereto and made a part hereof.

This is improved property, known as 570 Church Street East, Brentwood, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF Pennsylvania
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $42,200,000.00.

Authorized rep. of Grantor

Subscribed and sworn to before me this 19 day of August, 2014.

Notary Public
My Commission Expi

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA M. RITTERSHAUSEN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 24, 2017

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 19 day of August, 2014.

SELLER:

AB MERION BRENTWOOD, LLC

By: _____
Name: Richard A. Kwait
Title: Authorized Representative

STATE OF Pennsylvania

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard A. Kwait, 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 Authorized Representative of AB MERION BRENTWOOD, LLC, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Representative of AB MERION BRENTWOOD, LLC.

WITNESS my hand and seal at office in Wynnewood, Pennsylvania, this the 19 day of August, 2014.

_____
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA M. RITTERSHAUSEN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 24, 2017

DONNA M. RITTERSHAUSEN * NOTARY PUBLIC * COMMONWEALTH OF PENNSYLVANIA

EXHIBIT A
ESTATES AT BRENTWOOD
LEGAL DESCRIPTION

A parcel of land in the First Civil District, Thirty-second Councilmanic District, Nashville, Davidson County, Tennessee, located on the northerly side of Church Street East and east of Overlook Boulevard, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Church Street East, said point being the southwest corner of the herein described parcel and the southeast corner of property conveyed to J.W. Hendricks as of record in Book 8115, Page 926, R.O.D.C.;

THENCE, with the easterly line of said J. W. Hendricks property N 02°42'47" E, 677.40 feet to a point in the southerly line of property conveyed to Brentwood Highlands, LTD as of record in Book 6542, Page 456, R.O.D.C.;

THENCE, with the southerly line of said Brentwood Highlands property and the southerly line of Brentwood Section Two as of record in Book 5050, Page 36, R.O.D.C. and the southerly line of Highlands of Brentwood, Section Four as of record in Book 5800, Page 232, R.O.D.C. the following calls:

S 87°21'28" E, 216.85 feet to an iron pin;
S 87°27'00" E, 253.54 feet to an iron pin;
S 86°32'41" E, 62.95 feet to an iron pin;
S 87°07'51" E, 409.74 feet to an iron pin, said iron pin being the northwest corner of property conveyed to Robert N. Hutcheson as of record in Book 5134, Page 390, R.O.D.C.;

THENCE, with the westerly line of said Robert N. Hutcheson property S 04°07'24" W, 666.40 feet to a point in the northerly right-of-way line of Church Street East, as widened;

THENCE, with said northerly right-of-way line the following calls:

N 85°49'39" W, 183.32 feet to a point;

Along a curve to the left 249.56 feet to a point, said curve having a central angle of 04°08'05", a radius of 3,458.25 feet, a tangent of 124.84 feet, and a chord of N 87°53'42" W, 249.51 feet;

N 89°57'44" W, 242.29 feet; N 87°30'32" W, 251.89 feet to the point of beginning.

Also being Lot No. 1 as shown on the plan of the Gables at Brentwood as of record in Book 7900, Page 778, R.O.D.C

Being the same property conveyed by Special Warranty Deed of record as Instrument No. 20111228-0101373, in the Register's Office, Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2014, a lien not yet due and payable, which have been prorated between the parties.

2. Restrictions contained in Warranty Deed to Hardscuffle Joint Venture pertaining to a cemetery on said property to be preserved as an open or green space of record in Book 6893, Page 639 and as re-filed in Book 6983, Page 736, in the Register's Office of Davidson County, Tennessee.

3. Easement granted in the Lease and Easement Agreement dated May 1, 1995, by and between Gables Realty Limited Partnership and Interactive Cable Systems of record in Book 10147, Page 26, in the Register's Office of Davidson County, Tennessee.

4. Grant of Easement dated February 3, 2014, by and between Comcast of Nashville I, LLC and AB Merion Brentwood, LLC, recorded in Instrument No. 20140328-0025604, in the Register's Office of Davidson County, Tennessee.

5. Detention Pond Easements as shown on the plan of The Gables of Brentwood of record in Book 7900, Page 778, in the Register's Office of Davidson County, Tennessee.

6. Rights of tenants in possession, as tenants only, under unrecorded leases.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Barge Waggoner Sumner & Cannon, Inc. on October 9, 2006, last revised August 14, 2014, designated Job Number 33185-01:

(A) Encroachment of fence onto property adjoining to the north; and

(B) Location of cemetery within the subject property and the rights of ingress and egress thereto.