Davidson County DEEDWARRSP
Recvd: 10/01/14 11:28 7 pgs
Fees:38.00 Taxes:94812.50
20141001-0090553

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,625,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2014.

Notary Public
My Commission Expires: 8/9/2016

Address New Owner: Arbours of Hermitage Gardens Associates, LLC c/o Harbor Group International LLC 999 Waterside Drive, Suite 2300 Norfolk, VA 23510	Map-Parcel Numbers: 09700008700	Send Tax Bills To: Arbours of Hermitage Gardens Associates, LLC c/o Harbor Group International LLC 999 Waterside Drive, Suite 2300 Norfolk, VA 23510
This instrument prepared by: Stephen J. Ismert, Esq. Kutak Rock LLP 1801 California Street, Suite 3000 Denver, Colorado 80202		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Million Six Hundred Twenty-Five Thousand and 00/100 DOLLARS ($25,625,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CCP IV ARBOURS OF HERMITAGE, LLC**, a Delaware limited liability company, f/k/a AIMCO Arbours of Hermitage, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **ARBOURS OF HERMITAGE GARDENS ASSOCIATES, LLC,** a Delaware limited liability company a 67.56756757% undivided interest, and to **FIREWISH ARBOURS, LLC**, a Delaware limited liability company a 21.62162162% undivided interest, and to **JF ARBOURS, LLC**, a Delaware limited liability company a 10.81081081% undivided interest, as tenants-in-common (collectively, the "Grantee"), Grantee's (heirs) (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 the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as The Arbours of Hermitage Apartments, 6001 Old Hickory Blvd., Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (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.

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.

[*Remainder of page intentionally left blank; signature page follows*]

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of September, 2014, and is made effective the _____ day of _____, 2014.

CCP IV ARBOURS OF HERMITAGE, LLC, a Delaware limited liability company

By: CCP IV ASSOCIATES, LTD., a Texas limited partnership, its member

By: CCP/IV RESIDENTIAL GP, L.L.C., a South Carolina limited liability company, its general partner

By: CONSOLIDATED CAPITAL PROPERTIES IV, LP, a Delaware limited partnership, its manager

By: CONCAP EQUITIES, INC., a Delaware corporation, its general partner

By: _____
Name: Mark C. Reoch
Title: Vice President, Transactions

STATE OF COLORADO)
) SS:
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 2nd day of September, 2014 by Mark C. Reoch as Vice President, Transactions, of CONCAP EQUITIES, INC., a Delaware corporation, general partner of CONSOLIDATED CAPITAL PROPERTIES IV, LP, a Delaware limited partnership, manager of CCP/IV RESIDENTIAL GP, L.L.C., a South Carolina limited liability company, general partner of CCP IV ASSOCIATES, LTD., a Texas limited partnership, sole member of **CCP IV ARBOURS OF HERMITAGE, LLC**, a Delaware limited liability company on behalf of said entities. He is personally known to me or produced as identification.

DEBRA A. McDONALD
NOTARY PUBLIC
STATE OF COLORADO

[NOTARIAL SEAL] My Commission Expires 7-11-2015

_____
Name: Debra A. McDonald
Notary Public, State of Colorado
My Commission Expires: July 11, 2015

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE FIRST (1ST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF NASHVILLE, TENNESSEE AND BEING THE ARBOUR EAST APARTMENT SITE AS SHOWN BY DEED OF RECORD IN BOOK 4460, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EASTERN MARGIN OF OLD HICKORY BOULEVARD AS WIDENED IN THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID MONUMENT BEING LOCATED AT THE NORTHERN TERMINUS OF THE CURVE FORMED BY THE INTERSECTION OF THE EASTERN MARGIN OF OLD HICKORY BOULEVARD AND THE NORTHERN MARGIN OF BELL ROAD; THENCE WITH OLD HICKORY BOULEVARD NORTH 07 DEG. 04 MIN. 57 SEC. WEST 301.37 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,904.68 FEET, IN A NORTHERLY DIRECTION AN ARC LENGTH OF 783.47 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40 FEET, IN A NORTHERLY DIRECTION AN ARC LENGTH OF 61.82 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF LAKE PARKWAY; THENCE WITH SAID PARKWAY THE FOLLOWING CALLS AND DISTANCES; NORTH 66 DEG. 00 MIN. 56 SEC. EAST 34.88 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 202.05 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 196.10 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 377.34 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 109.54 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 75 DEG. 01 MIN. 05 SEC. EAST 487.61 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 439.61 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 231.71 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, IN A SOUTHERLY DIRECTION AN ARC LENGTH OF 36.31 FEET TO A CONCRETE MONUMENT IN THE SOUTHWESTERLY MARGIN OF AN UNNAMED STREET; THENCE WITH SAID STREET SOUTH 22 DEG. 00 MIN. 04 SEC. EAST 136.22 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 22 DEG. 00 MIN. 04 SEC. EAST 345.43 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 508.34 FEET, IN A SOUTHERLY DIRECTION AN ARC LENGTH OF 219.88 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 02 DEG. 46 MIN. 58 SEC. WEST 349.09 FEET TO A CONCRETE MONUMENT; THENCE FROM THE CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.82 FEET, IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF

71.81 FEET TO A CONCRETE MONUMENT; THENCE WITH THE NORTHWEST MARGIN OF BELL ROAD, AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,540.00 FEET, IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 597.35 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE NORTHWEST MARGIN OF BELL ROAD SOUTH 82 DEG. 55 MIN. 05 SEC. WEST 167.75 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 200 FEET, IN A NORTHWESTERLY DIRECTION AN ARC LENGTH OF 314.16 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING, AND CONTAINING 28.01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF LEWIS B. MEFFORD, JR., OF SOUTHERN LAND & ASSOCIATES, INC., SURVEYORS, DATED JULY 14, 1978, AND REVISED SEPTEMBER 21, 1978 AND OCTOBER 24, 1978.

Being the same property conveyed to CCP IV Arbours of Hermitage, LLC, a Delaware limited liability company (successor by name change to AIMCO Arbours of Hermitage, LLC), by deed of record as instrument no. 20050902-0105904, Register's Office, Davidson County, Tennessee.

ALSO BEING DESCRIBED AS:
BEING A PARCEL OF LAND IN THE GENERAL SERVICES DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BELL ROAD BEING LOT NO. 1, AS SHOWN ON THE PLAN OF ARBOUR EAST APARTMENT SITE OF RECORD IN PLAT BOOK 4460, PAGE 91, R.O.D.C.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any lien or right to lien for services, labor or material not shown by the public records.

2. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

3. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, *et seq.*

4. No insurance is afforded as to the acreage or square footage contained in the insured property.

5. The following matters as shown on plat of record in Plat Book 4460, page 91, Register's Office for Davidson County, Tennessee:

   (a) 20' Public Utility Easement

   (b) Restriction that "No lot or lots shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission".

6. Transmission line easements of record in Book 1237, page 94, and in Book 1129, page 668, Register's Office for Davidson County, Tennessee.

7. Rights of tenants in possession as of the date of closing, as tenants only, under unrecorded leases.

True Copy Certification

I, John V. Miller, 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 Colorado

County of Denver

Personally appeared before me, Nathan Rogers, a notary public for this county and state, John V. Miller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: August 9, 2016

Notary Seal

NATHAN ROGERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124050916
MY COMMISSION EXPIRES AUGUST 9, 2016