BILL GARRETT, Davidson County
Trans:T20140086157 DEEDWARRSP
Recvd: 11/14/14 15:53 4 pgs
Fees:23.00 Taxes:48100.00
20141114-0105459

SPECIAL WARRANTY DEED

FROM: RNM Riverwood General Partnership, a Tennessee general partnership
TO: Riverwood Multifamily Partners, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Riverwood Multifamily Partners, LLC 4515 Harding Road, Suite 210 Nashville, TN 37205	(same)	102-00-0-073.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Million and No/100 Dollars ($13,000,000.00).

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

Notary Public

My Comm. Expires: 1.24.17

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **RNM RIVERWOOD GENERAL PARTNERSHIP**, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **RIVERWOOD MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

A tract of land located in Metropolitan Nashville/Davidson County, Tennessee, being more particularly described according to a boundary and as built survey dated August 22, 1989, as updated on July 18, 1990, January 14, 1991, April 9,

1996 and revised January 27, 1997, by Michael V. Holmes, Registered Land Surveyor No. 213, as follows:

Beginning at a point in the northerly right-of-way margin of Cabot Drive, said point being the southwesterly corner of "Riverbend" Apartments, of record in Book 4551, Page 466, Register's Office for Davidson County, Tennessee;

Thence, South 48° 26' 22" West, 169.03 feet to a point; thence, with a curve to the left (having a chord of South 45° 38' 17" West, 581.53 feet, a central angle of 06° 36' 09" and a radius of 5949.58 feet) a distance of 581.76 feet to a point; thence North 44° 07' 46" West, 230.00 feet to a point; thence, North 17° 45' 09" West, 917.33 feet to a point; thence, North 51° 28' 39" East, 465.00 feet to a point; thence, South 18° 54' 52" East, 564.00 feet to a point; thence, with a curve to the right (having a chord of South 63° 50' 02" East, 374.60 feet, a central angle of 44° 00' 00" and a radius of 500.00 feet) a distance of 383.97 feet to a point; thence, South 41° 50' 01" East, 148.81 feet to the point of beginning, containing 602,879.27 square feet, or 13.8402 acres.

Being the same property conveyed to MILLARD V. OAKLEY AND ROBERT N. MOORE, JR. by deed from RESOLUTION TRUST CORPORATION, CONSERVATOR OF SAVERS SAVINGS ASSOCIATION of record in Book 8283, Page 402, dated January 25, 1991, said Register's Office.

MILLARD V. OAKLEY has since conveyed his one-half (1/2) undivided interest in said property to ROBERT N. MOORE, JR. by deed of record in Book 10352, Page 507, dated February 14, 1997, said Register's Office.

ROBERT N. MOORE, JR. has conveyed his interest in said property to RIVERWOOD APARTMENTS, LLC by quitclaim deed of record in Book 10352, Page 512, dated February 14, 1997, said Register's Office.

RIVERWOOD APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ROBERT N. MOORE, JR. SOLE MEMBER OF RIVERWOOD, in connection with the dissolution of Riverwood have conveyed all interest in said property to RNM RIVERWOOD GENERAL PARTNERSHIP by quitclaim deed of record in Instrument No. 20070306-0027569, dated March 6, 2007, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

2. General or special taxes and assessments for 2014, which have been prorated.

3. Flowage easement of record in Book 2155, Page 311, said Register's Office.

4. A 20-foot sanitary sewer easement reserved in the deed of record in Book 6051, Page 883, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050051, said Register's Office.

6. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

8. Changes in the boundary of the Property resulting from erosion or accretion caused by the flow of the Cumberland River.

9. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

This is improved property commonly known as 7388 Cabot Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of November, 2014.

GRANTOR:

RNM RIVERWOOD GENERAL PARTNERSHIP, a Tennessee general partnership

By: _____
Name: Robert N. Moore, Jr.
Title: General Partner

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert N. Moore, Jr., 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 General Partner of **RNM RIVERWOOD GENERAL PARTNERSHIP**, a Tennessee general partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 13th day of November, 2014.

_____
NOTARY PUBLIC

My Commission Expires:. _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE