BILL GARRETT, Davidson County
Trans:T20140090910 DEEDWARRSP
Recvd: 12/04/14 12:48 5 pgs
Fees:28.00 Taxes:19795.00
20141204-0111254

THIS INSTRUMENT PREPARED BY: MARCY E. SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $5,350,000.00. Affiant Subscribed and sworn to before me this 26 day of November, 2014. LINDA H. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary public My commission expires: MY COMMISSION EXPIRES: December 6, 2016

Address New Owner As Follows:

OP Village West Property, LLC
c/o Oak Point Real Estate
5314 Maryland Way, Suite 110
Brentwood, TN 37027

Send Tax Bills To:

SAME

Map-Parcel Numbers:

091-08-0-163.00 (Tract I)
091-08-0-150.00 (Tract II)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TENNESSEE VILLAGE APARTMENTS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and

sold, and by these presents does transfer and convey unto **OP VILLAGE WEST PROPERTY, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 47, 48, 49 and 70 on the unrecorded map of the Beatrice Lockhart Land, and the south part of Lot No. 8 on the Plan showing a subdivision of Lot 27, et al., Clifton Plan of Lots, as of record in Book 161, page 68, Register's Office for said County, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 31, 2014, last updated November 17, 2014, and known as Job No. 140150, Map and Parcel 09108016300, as follows:

Beginning at an iron pin set at the northwest corner of the intersection of Kentucky Avenue and 44th Avenue North, the Southeast corner of the herein described tract; Thence along the northerly right-of-way of Kentucky Avenue, South 84 deg. 29' 19" West 356.11 feet to an iron pin set; Thence leaving right-of-way of Kentucky Avenue with the easterly line of the Tally Turner property of record in Instrument No. 20010131-0009237, Register's Office for Davidson County, Tennessee, North 06 deg. 35' 31" West 297.36 feet to an iron pin found in the southerly right-of-way of Tennessee Avenue; Thence with said right-of-way North 84 deg. 24' 47" East 382.74 feet to an iron pin set in the westerly right-of-way of 44th Avenue North; Thence with said right-of-way, South 04 deg. 22' 07" W - 135.58' to in iron pin set; Thence with a curve left having a radius of 439.22 feet, a chord and length of 147.86', said chord having a bearing of South 05 deg. 19' 00" East and an arc length along said curve of 148.57' to an iron pin set; Thence South 15 deg 00' 25" East - 16.61 feet to the POINT OF BEGINNING, containing 2.489 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 31, 2014, last updated November 17, 2014, and known as Job No. 140150, Map and Parcel 09108015000, as follows:

Beginning at an iron pin set at the Northwest corner of the intersection of Tennessee Avenue and 44th Avenue North, being the Southeast corner of the herein described tract; Thence along the northerly right-of-way of Tennessee Avenue South 84 deg.29' 54 sec. West 1148.71 to an iron pin found; Thence along the easterly line of the Jackson Masonry property of record as Instrument No. 00011371-000625, R.O.D.C., TN. North 08 deg 30' 15" East - 5.35' to an iron pin found; Thence North 05 deg. 51' 19" West - 341.85' to an iron in found in the southerly line of the CPM G.P. property of record in Instrument No. 20061205-049982, R.O.D.C., TN Thence with said line and the southerly line of Innophos Inc. of record in Instrument No. 20040817-009440, R.O.D.C., TN. North 88 deg. 59' 00" West - 948.69' to an iron pin found in the

westerly right-of-way of the CSX Railroad; thence with said Railroad right-of-way and a curve right having a radius of 1884.86', a chord length of 119.74, said chord having a bearing of South 44 deg. 25' 01" East and an arc length along said curve of 119.76' to an iron pin set; Thence with another curve right having a radius of 2839.79', a chord length of 220.91', said chord having a bearing of South 41 deg. 04' 38" East and an arc length along said curve of 220.97' to the POINT OF BEGINNING, containing 7.392 acres, more or less.

Being the same property conveyed to Tennessee Village Apartments Limited Partnership by deed from Tennessee Village Apartments, Inc. of record in Book 8758, Page 427, Register's Office for Davidson County, Tennessee. Tennessee Village Apartments Limited Partnership having since been converted to a limited liability company known as Tennessee Village Apartments, LLC as evidenced by Articles of Conversion filed with the Tennessee Secretary of State on September 23, 1997, and recorded in the Register's Office for Davidson County, Tennessee in Book 11033, Page 260.

This conveyance is made subject to:

1. Metro or special taxes and assessments for the years subsequent to 2014, not yet due and payable.
2. Grant of Easement to City of Nashville, acting by and through the Electric Power Board of the City of Nashville, of record at Book 1847, page 125, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Book 4403, page 230, Register's Office for Davidson County, Tennessee.
4. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record at Instrument No. 20010703-0070714, Register's Office for Davidson County, Tennessee.
5. Wall Maintenance Agreement between CPM, G.P., and Tennessee Village Apartments, LLC, of record in Instrument No. 20130722-0075821, Register's Office for Davidson County, Tennessee.
6. Grant of Easement by and between Comcast of Nashville I, LLC and Tennessee Village Apartments, LLC, of record in Instrument No. 20130726-0077471, Register's Office for Davidson County, Tennessee.
7. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits dated June 30, 1992, by and between Tennessee Village Apartments, Inc., and Tennessee Housing Development Agency (THDA), of record at Book 8675, page 333, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Land Use Restrictive Covenants for Low Income Housing Tax Credits dated June 6, 2012, of record in Instrument No. 20120622-0054924, Register's Office for Davidson County, Tennessee.

8. Rights of residential tenants, as tenants only, under prior unrecorded leases, without any options to purchase the insured Land or rights of first refusal with respect thereto.

9. Memorandum of Lease dated on January 9, 1997, by and between Tennessee Village Apartments, L.P., and Web Service Company, Inc., of record at Book 10419, page 548, Register's Office for Davidson County, Tennessee.

This is improved property known as 4402 and 4404 Tennessee Avenue, Nashville, Tennessee.

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 covenants with the said Grantee and binds Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective the 4th day of December, 2014.

GRANTOR:

TENNESSEE VILLAGE APARTMENTS, LLC,
a Tennessee limited liability company

By: _____
Randall L. Phillips, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL L. PHILLIPS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANANGER** of **TENNESSEE VILLAGE APARTMENTS, LLC**, a Tennessee limited liability company, and is authorized by **TENNESSEE VILLAGE APARTMENTS, LLC**, a Tennessee limited liability company, to execute this instrument on behalf of **TENNESSEE VILLAGE APARTMENTS, LLC**, a Tennessee limited liability company, as its **CHIEF MANAGER**.

WITNESS my hand, at office, this 26 day of ~~December~~ November, 2014.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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