BILL GARRETT, Davidson County
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Fees:18.00 Taxes:2960.00
20150130-0009135

SPECIAL WARRANTY DEED

FROM: HARPETH PROPERTIES, LLC, a Tennessee limited liability company

TO: 10TH AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
10th Avenue Multifamily Partners, LLC 4515 Harding Road, Suite 210 Nashville, TN 37205	(same)	Map 093-06-30 Parcel 27

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 $800,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2015.

Notary Public

KIMBERLY SWAYZE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Comm. Expires: 1-24-17

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, HARPETH PROPERTIES, LLC, a Tennessee limited liability company hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 10TH AVENUE 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"):

Being part of the original Lot No. 129 in the original Plan of Nashville, Beginning at a point on the east margin of Seventh Avenue North, formerly Vine Street, 28-1/2 feet southwardly from its intersection with an alley that runs between said

original Lot No. 129 and Lot No. 128 on said Original Plan of Nashville, and running thence southwardly along said Seventh Avenue North, formerly Vine Street, 28-1/2 feet to a point, thence at right angles eastwardly 170 feet to an alley, thence northwardly along said alley 28-1/2 feet to a point being Rubert Elliot's Southeast comer, thence at right angles westwardly 170 feet to the beginning.

Being the same Property conveyed to GRANTOR, by deed from by deed from Thomas Newman Kennan, as executor of the estate of Nell N. Keenan, of record as Instrument No. 20060725-0089713, Register's Office for Davidson County, Tennessee, and by deed from Robert A. Keenan, of record as Instrument No. 20060725-0089714, said Register's Office.

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

1. General or special taxes and assessments for 2015 and subsequent years, which are a lien not yet due and payable.

This is improved property commonly known as 112 7th Avenue North, Nashville, Tennessee 37203.

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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30th day of January, 2015.

GRANTOR:

HARPETH PROPERTIES, LLC, a Tennessee limited liability company

By: Dorothy N. Keenan
Name: Dorothy N. Keenan
Title: Pres.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dorothy Keenan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be President of HARPETH PROPERTIES, LLC, a Tennessee limited liability company, , the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entities.

Witness my hand and seal, this the 30th day of January, 2015.

CRYSTAL LONG
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMM. EXP. 12/6/16

NOTARY PUBLIC

My Commission Expires: 12/6/16